

FEE \$ 10.00
 TCP \$ 1534.00
 SIF \$ 480.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Liftstation Impact fee - 1,104.00
 Building Address 2650 Eagle Ridge Ct
 Parcel No. 2945-264-41-015
 Subdivision Spyglass Ridge
 Filing 1 Block _____ Lot 78

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 10,462
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4105
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Wagner Design & Development
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Acci 2000
 Address PO Box 511
 City / State / Zip Cifton Co. 81520
 Telephone 210 76 70

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RSF-2 - Cluster</u>	Maximum coverage of lot by structures <u>per plan</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<i>engineered foundation req.</i>	
Side <u>10'</u> from PL Rear <u>20/15</u> from PL <i>See drawing on plat</i>	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Site specific grading & drainage plans prepared by registered engineer required for all lots</u>		
Voting District <u>E</u> Driveway Location Approval <u>UU</u>	(Engineer's Initials)		

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Chris Wilkin Date 9/26/05
 Department Approval NA Judith N. Fae Date 9/29/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Paid @ OMSD</u>
Utility Accounting <u>Kate Eldberry</u>	Date <u>10/2/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DRAINAGE PLAN
FOR
2650 Eagle Ridge Court
IN
SPYGLASS RIDGE FILING # 1

September 4, 2006
Revised September 25, 2006

This drainage plan is prepared to show how surface drainage will be managed on the above referenced Lot to accommodate a house which will be constructed on the Lot. Only a small amount of off-site runoff will enter the lot, (approximately 0.10 cfs)). The remainder of the runoff will be due to roof runoff and on the lot which will not be occupied by the house. Total runoff is calculated to be about 0.26 cfs. Runoff will be accumulated in a swale to be constructed around each side of the house. A retaining wall will be constructed along the north property line of the lot and along a portion of the west line in order to accommodate construction of the drainage swale. The attached "DRAINAGE PLAN" map shows the swales and invert grades. If constructed as shown on the attached drawing, no surface drainage will flow onto adjoining lots.

The approved Plans for this Subdivision specified minimum and maximum top of foundation elevations of 4839.0 and 4840.0 respectively. This drainage plan calls for a main floor elevation of 4840.69 which is 1 foot higher than top of foundation, therefore top of foundation will be 4839.69 which is within the limits called for.

File: ACCIdrainage

