

FEE \$ 10.00  
 TCP \$ 1539.00  
 SIF \$ 4100.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Lifstation Impact fee = 1,040.00  
 Building Address 2653 Eagle Ridge Ct  
 Parcel No. 2945-264-41-017  
 Subdivision Spuglacs Ridge  
 Filing 1 Block \_\_\_\_\_ Lot 80

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2902  
 Sq. Ft. of Lot / Parcel 10174  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2902  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Signature Homes of Colo, LLC  
 Address 855 Grand Vista Way  
 City / State / Zip Grand Jct., CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Signature Homes of Colo, LLC  
 Address 855 Grand Vista Way  
 City / State / Zip Grand Jct. CO 81506  
 Telephone 970.255.0538

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>10'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundations required</u>
Voting District <u>A E</u> Driveway Location Approval <u>RAE</u> (Engineer's Initials)	<u>Site specific grading &amp; drainage plans prepared by registered engineer required for all lots.</u>

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 Katherine J. Lewis Date April 19, 2006  
 Department Approval NA Daylen Henderson Date 4-21-06

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 Gelsberg</u>	Date <u>4/24/06</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)

NOTICE:

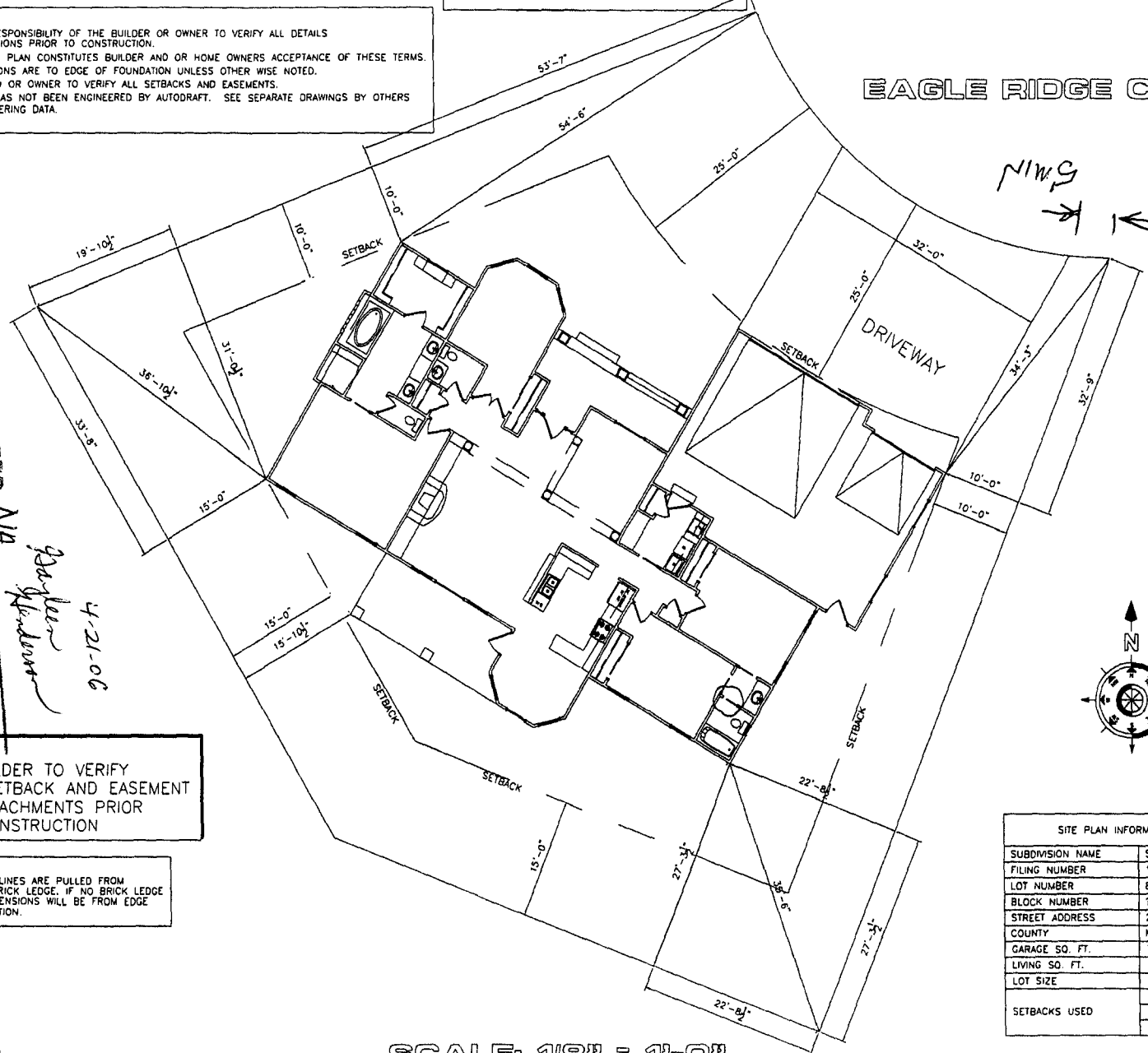
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

EAGLE RIDGE CT.

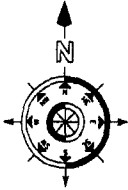
NWS  
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ACCEPTED NA  
SETBACKS MUST BE  
VERIFIED BY CITY PLANNING  
DEPARTMENT  
PRIOR TO PROPERTY  
LOCATING AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



NOTE  
BUILDER TO VERIFY  
ALL SETBACK AND EASEMENT  
ENCROACHMENTS PRIOR  
TO CONSTRUCTION

NOTE:  
DIMENSION LINES ARE PULLED FROM  
EDGE OF BRICK LEDGE, IF NO BRICK LEDGE  
EXISTS, DIMENSIONS WILL BE FROM EDGE  
OF FOUNDATION.



SITE PLAN INFORMATION	
SUBMISSION NAME	SPYGLASS RIDGE
FILING NUMBER	1
LOT NUMBER	80
BLOCK NUMBER	?
STREET ADDRESS	2853 EAGLE RIDGE CT.
COUNTY	MESA
GARAGE SQ. FT.	744 SF
LIVING SQ. FT.	2159 SF
LOT SIZE	10,174 SF
FRONT	25'
SIDES	10'
REAR	15'

SCALE: 1/8" = 1'-0"

*Handwritten signature and date:*  
4-21-06  
OK  
D. J. [Signature]