

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 2661 Liberty View Dr.
 Parcel No. 2945-264-41-035
 Subdivision SpyGlass Ridge
 Filing 1 Block _____ Lot 98

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3200
 Sq. Ft. of Lot / Parcel 10,723
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3900 sq. ft. approx
 Height of Proposed Structure 23'

OWNER INFORMATION:

Name Robert Dorsey
 Address P.O. Box 40483 G.J. Co 81504
 City / State / Zip G.J. Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dorsey Custom Homes
 Address P.O. Box 40483
 City / State / Zip Grand Jct, Co 81504
 Telephone 986-1783

***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.

A" THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSF-2 / cluster</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>10'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>one story as per Arch Design Guidelines</u>	Special Conditions <u>Engineered Foundation Required</u>
Voting District <u>E</u> Driveway _____	<u>Site specific grading & drainage plans by engineer required.</u>
Location Approval <u>[Signature]</u> (Engineer's Initials)	<u>see plot notes.</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).

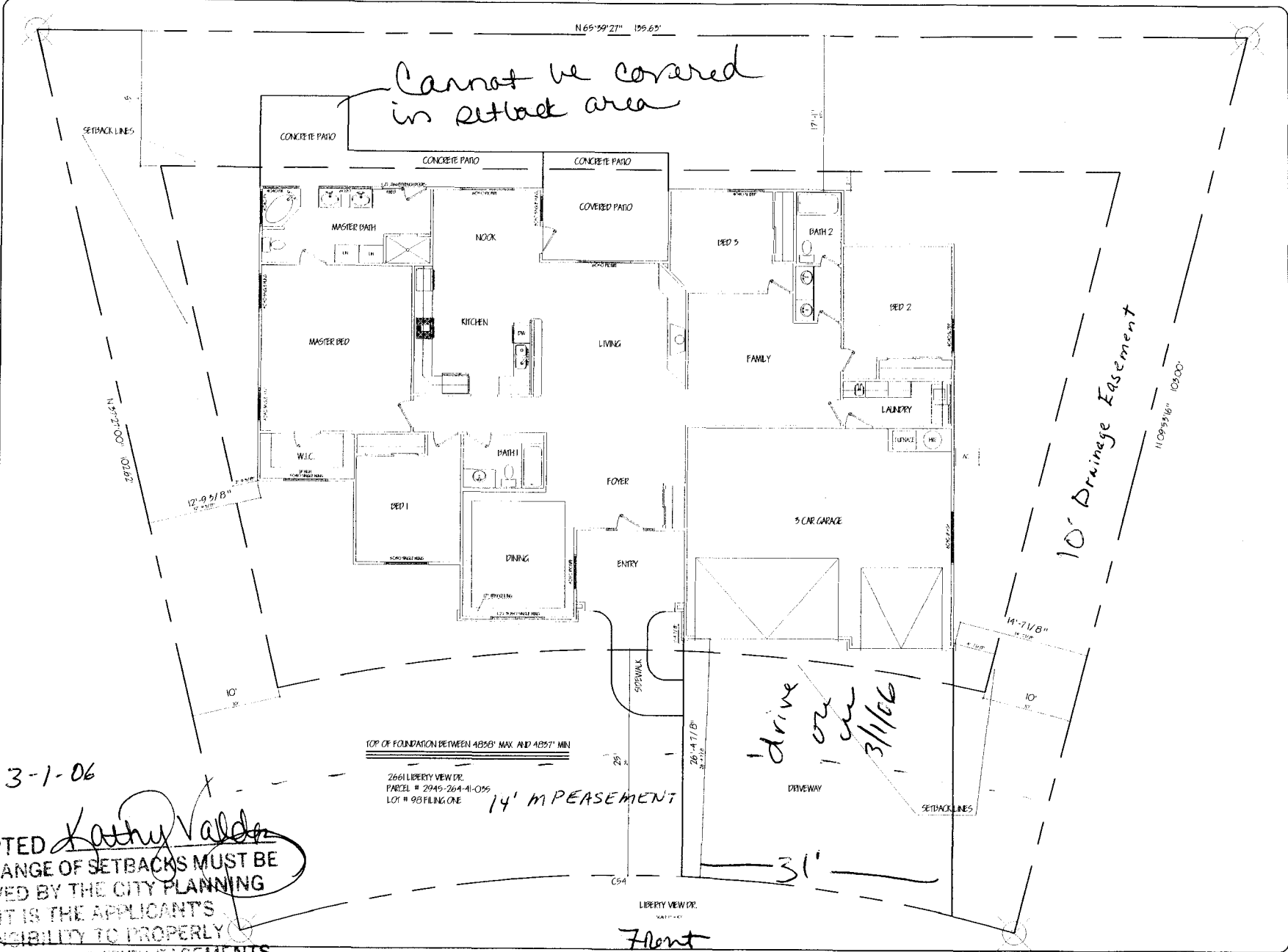
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2-13-06
 Department Approval [Signature] Date 3-1-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>0MSD PD</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/3/06</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)

Back



PRECISION
DRAWING & DESIGN
281 TOMAR CT. CELL # 20-7757

SPEC
2661 LIBERTY VIEW

DRAFTER
TAYLOR
ISSUE DATE
2/6/06
REVISION
REVISION DATE
APPROVAL
FILE #
00032006

A-8

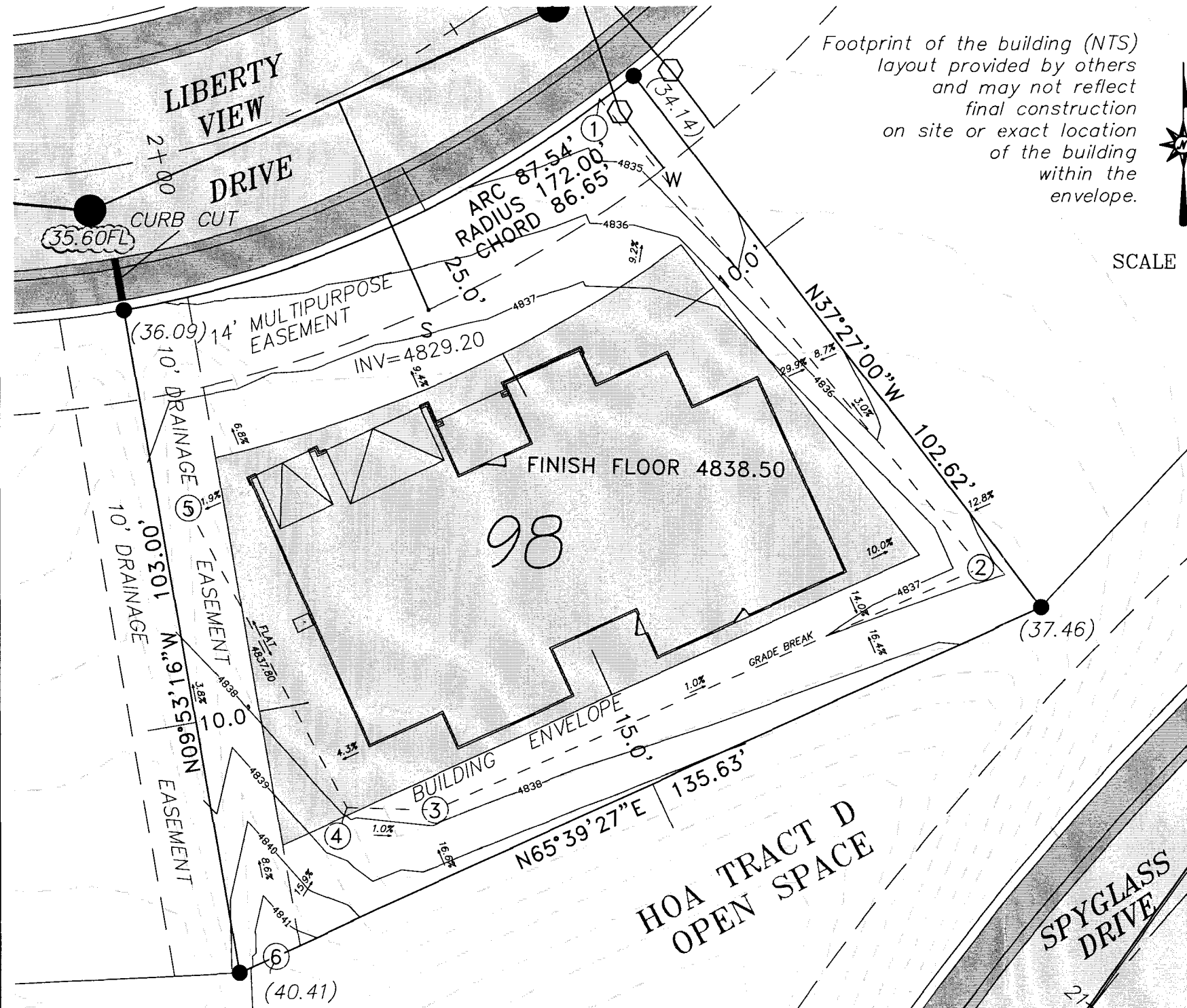
3-1-06
3/1/06
ACCEPTED *Kathy Valdez*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Lot #98 Filing #1 Spy Glass Ridge Subdivision
2661 Liberty View Dr. Tax #2945-264-41-035

LOT 98 FILING No. ONE

GRADING PLAN EXHIBIT

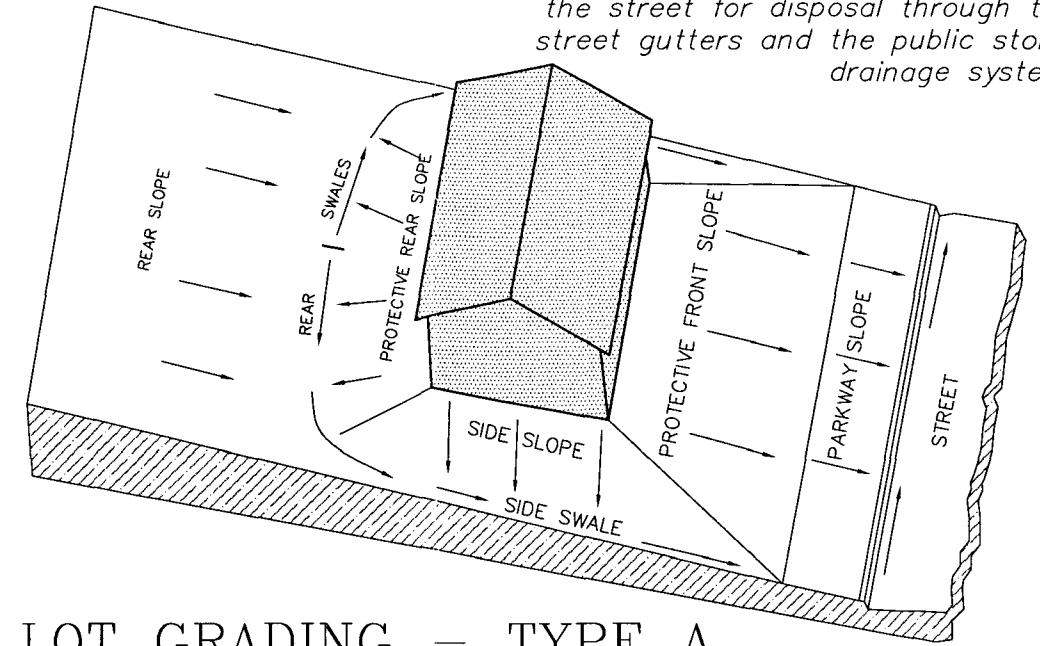
In this lot grading type, rear swales behind the house carry surface water from the rear yard to the sideyard swales which carry it to the street gutters and the public storm drainage system.



Footprint of the building (NTS) layout provided by others and may not reflect final construction on site or exact location of the building within the envelope.



SCALE 1"=20'



LOT GRADING – TYPE A ALL DRAINAGE TO STREET

GENERAL GRADING NOTES

1. Locations of existing utilities shown on these plans are approximate only. Contractor is to contact affected utility for specific locations before digging.
2. Contractor shall give 48 hours notice to all authorized inspectors, superintendents, or person in charge of public and private utilities affected by his operations PRIOR to commencement of work. Contractor shall assure himself that all construction permits have been obtained prior to commencement of work. All required permits shall be obtained at the Contractor's expense.
3. Individual lots shall be laid out so as to provide positive drainage away from all buildings and shall be coordinated with the general storm drainage pattern for the area.
4. All lots must be graded to meet the elevation of adjoining property to provide good access and to minimize the use of retaining walls.
5. Drainage shall avoid concentration of storm drainage water from each lot to adjacent lots and no person may divert or impound the natural flow of surface waters, in a manner that damages the property of another by the overflow of the water diverted or impounded.
6. Lot grading and drainage shall be in accordance with all applicable building codes, rules, and regulations, as well as the geotechnical engineers recommendations.



PROPOSED ELEVATIONS

- ① 4834.00'
- ② 4836.74'
- ③ 4837.66'
- ④ 4837.80'
- ⑤ 4837.80'
- ⑥ 4842.00'

LEGEND

- (XX.XX) PER PLAN SURFACE GRADE ELEVATIONS AT LOT CORNERS
- W WATER SERVICE
- S SANITARY SEWER SERVICE
- PROPERTY CORNER
- EXISTING CONTOURS

NOTE: This is not a boundary survey, for exhibit only, refer to the recorded plat for recorded information.

ok
w
3/1/06

SPYGLASS RIDGE FILING No. ONE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - # B210
GRAND JUNCTION CO 81505
(970) 243-6067