

FEE \$ 10.00  
 TCP \$ 1589.00  
 SIF \$ 760.00

# PLANNING CLEARANCE

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

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

*Left Station #1,104.00*

Building Address 2659 Eagle Ridge Dr No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-264-41-020 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2846  
 Subdivision SPYGLASS RIDGE Sq. Ft. of Lot / Parcel 10,860  
 Filing 1 Block \_\_\_\_\_ Lot 83 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4500  
 Height of Proposed Structure 26' 5 1/2"

**OWNER INFORMATION:**

Name TRENT MANDEVILLE  
 Address 1687 Ruby Ln Dr.  
 City / State / Zip FRUITA CO 81521

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 858-7044 (270-3217)

**\*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>R-2 / Cluster</u> <i>per bldg envelope</i>	Maximum coverage of lot by structures <u>per envelope</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>20</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation required;</u> <u>Grading &amp; drainage plan approval required.</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</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).

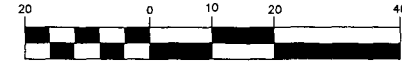
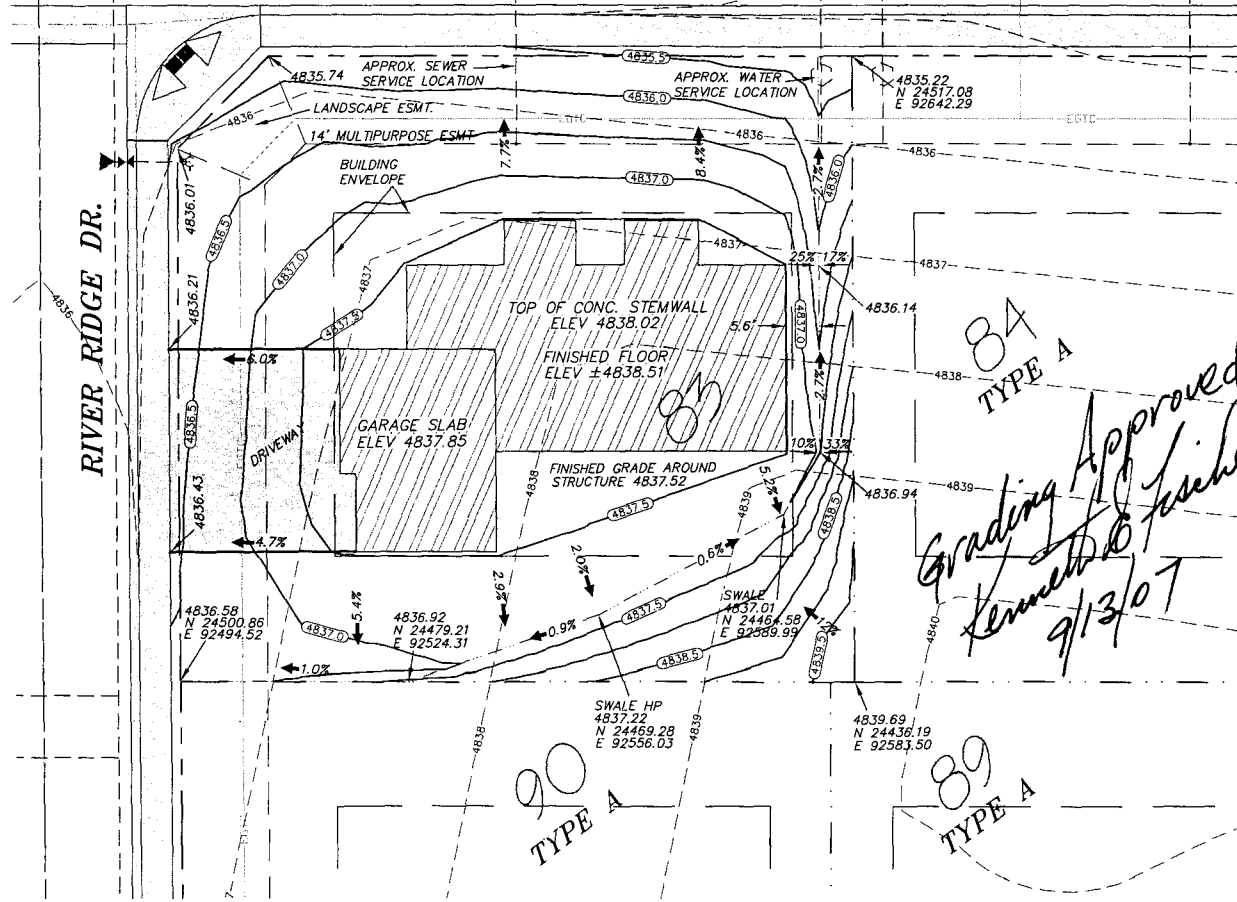
Applicant Signature Trent Mandeville Date 8-29-07  
 Department Approval JAR Paul [Signature] Date 9-14-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>9-14-07</u>
Utility Accounting <u>[Signature]</u>	Date <u>PAID @ ONSD</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)



# EAGLE RIDGE DR.



( IN FEET )  
 1 INCH = 20 FEET  
 CONTOUR INTERVAL 1 FOOT EXISTING  
 AND 0.5 FOOT PROPOSED

- NOTE:
1. THE SUBJECT PROPERTY IS NOT AFFECTED BY ANY KNOWN FLOOD PLAIN.
  2. ALL PROPOSED GRADING SHOWN IS 3:1 SLOPE OR LESS. SHOULD SLOPES STEEPER THAN 3:1 BE REQUIRED, BASED ON CONDITIONS IN THE FIELD DURING CONSTRUCTION, NATIVE ROCK ARMORING OR OTHER HARD SURFACE EROSION PROTECTION ACCEPTABLE TO THE ENGINEER IS TO BE EMPLOYED ALTERNATIVELY RETAINING WALLS MAY BE USED.
  3. SEE THE FINAL REPORT OF SUBSURFACE SOILS EXPLORATION AND EARTHWORK AND GRADING RECOMMENDATIONS BY GRAND JUNCTION LINCOLN-DEVORE INC. FOR SPYGLASS RIDGE SUBDIVISION AND THE GEOLOGIC REVIEW AND SOILS ENGINEERING REPORT BY CAPSTONE WEST ENTERPRISES, LLC JOB # 3410.
  4. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CALL BEFORE YOU DIG!
  5. FINAL LOT GRADING SHALL BE ACCOMPLISHED IN A MANNER THAT PROVIDES POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND SURFACE DRAINAGE MUST BE PROPERLY INTEGRATED INTO THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA WHICH MAY REQUIRE COORDINATION WITH ADJACENT PROPERTY OWNERS.
  6. BUILDING FOOTPRINT AND PLACEMENT ON LOT PROVIDED BY OTHERS.

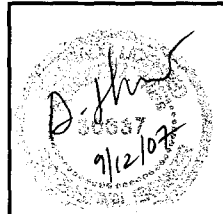
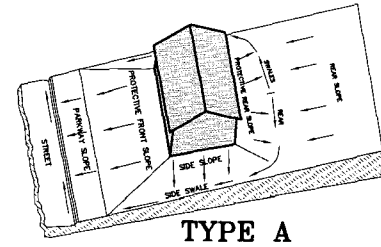
*Grading Approved  
 Kenneth D. Fischer  
 9/13/07*

90  
 TYPE A

89  
 TYPE A

**PROJECT BENCHMARK - 4848.02 FEET**  
 USGS BRASS DISK IN CONCRETE, MESA COUNTY GPS ID P021, LOCATED S67°02'47"E 199.72' FROM THE NORTHWEST CORNER OF THE PROPERTY (CTR SOUTH 1/16 COR SEC 26 T1S R1W UM)

**CALL UTILITY NOTIFICATION CENTER OF COLORADO**  
**1-800-922-1987**  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



NO.	DATE	DESCRIPTION
1	9/12/07	ISSUED FOR PERMIT TO BUILD
2	9/25/07	WORKSHEET FOR SWALE DESIGN TO BUILDING
3	9/25/07	WORKSHEET FOR SWALE DESIGN TO BUILDING
4	9/25/07	WORKSHEET FOR SWALE DESIGN TO BUILDING

REVISIONS

**River City CONSULTANTS, INC.**  
 744 Harrison Court, Suite 110  
 Grand Junction, Colorado 81505  
 Phone: 970-244-4433  
 Fax: 970-244-8841

**River City**  
 Integrated Design Solutions

**LOT 83 SPYGLASS RIDGE FILING NO. ONE**  
**INDIVIDUAL LOT GRADING PLAN**

DATE ISSUED: 09/12/07  
 SCALE: 1"=20'  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

1 SHEET NO. 02