

Liftstation Impact fee 1,104.<sup>00</sup>

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

### PLANNING CLEARANCE

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

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

Building Address 2661 EAGLE RIDGE DR No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-264-41-021 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2392  
 Subdivision SPYGLASS Sq. Ft. of Lot / Parcel 10,018 7596A2  
 Filing 1 Block \_\_\_\_\_ Lot 84 Sq. Ft. Coverage of Lot by Structures & Impervious Surface 3151  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

#### OWNER INFORMATION:

Name JUNIPER HOMES, INC  
 Address 2019 S. BROADWAY  
 City / State / Zip GR. JCT, CO 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

#### APPLICANT INFORMATION:

Name JUNIPER HOMES, INC  
 Address 2019 S. BROADWAY  
 City / State / Zip GR. JCT, CO 81503  
 Telephone 234-5520

\*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>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>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered Foundation Req'd</u>
Voting District <u>"E"</u> Driveway Location Approval <u>DBH</u>	<u>Site specific Grading &amp; Drainage Plans prepared by registered Engineer req'd</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 Juniper Homes, Inc [Signature] Date 5-8-07  
 Department Approval [Signature] Date 5-9-07

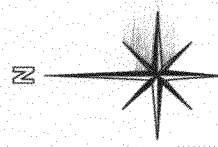
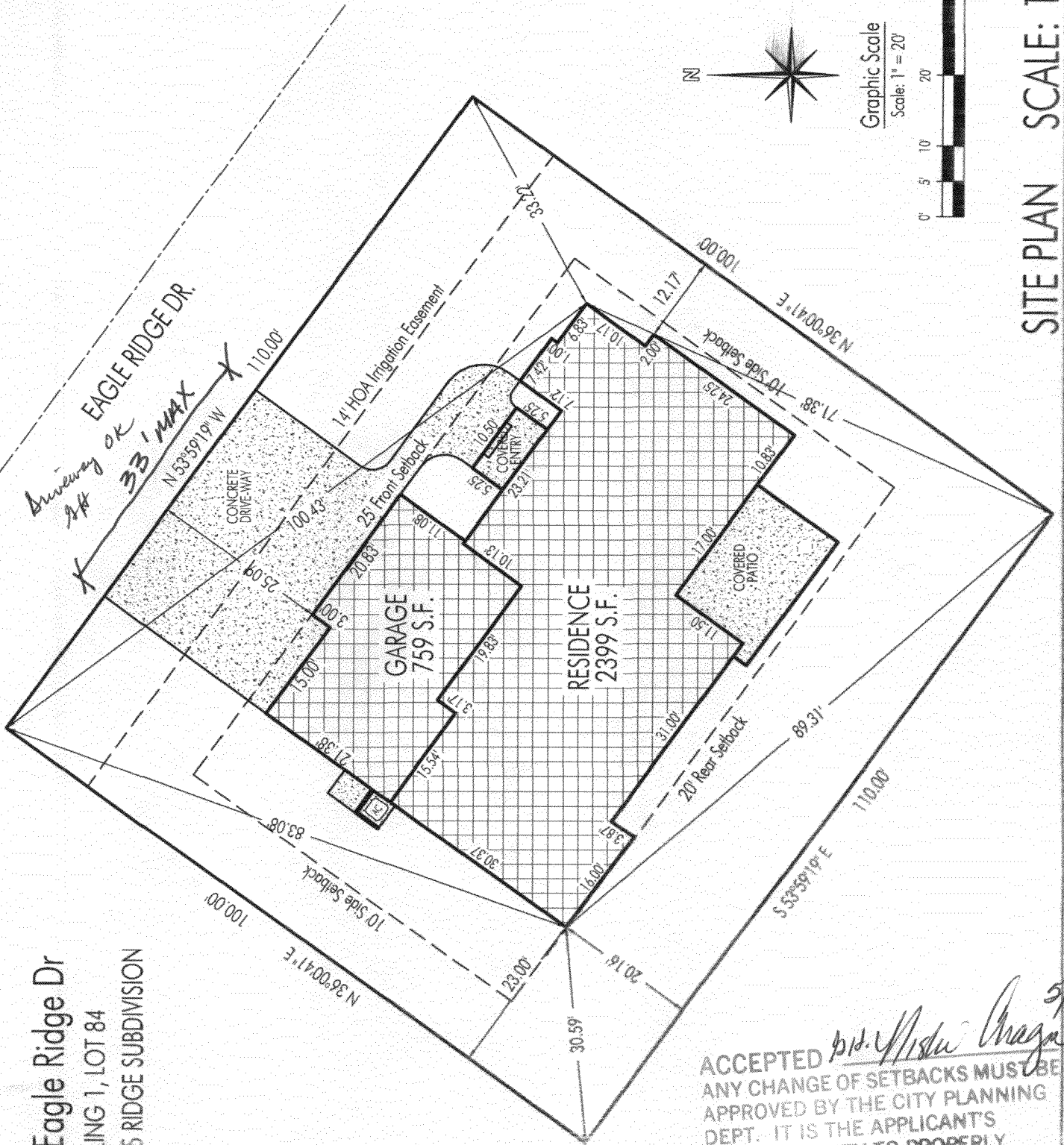
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Pda@CmsD</u>
Utility Accounting <u>[Signature]</u>	Date <u>05/9/07</u>		

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)

2661 Eagle Ridge Dr

FILED 1, LOT 84

PIYGUASS RIDGE SUBDIVISION



Graphic Scale  
Scale: 1" = 20'



SITE PLAN SCALE: 1" = 20'

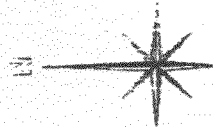
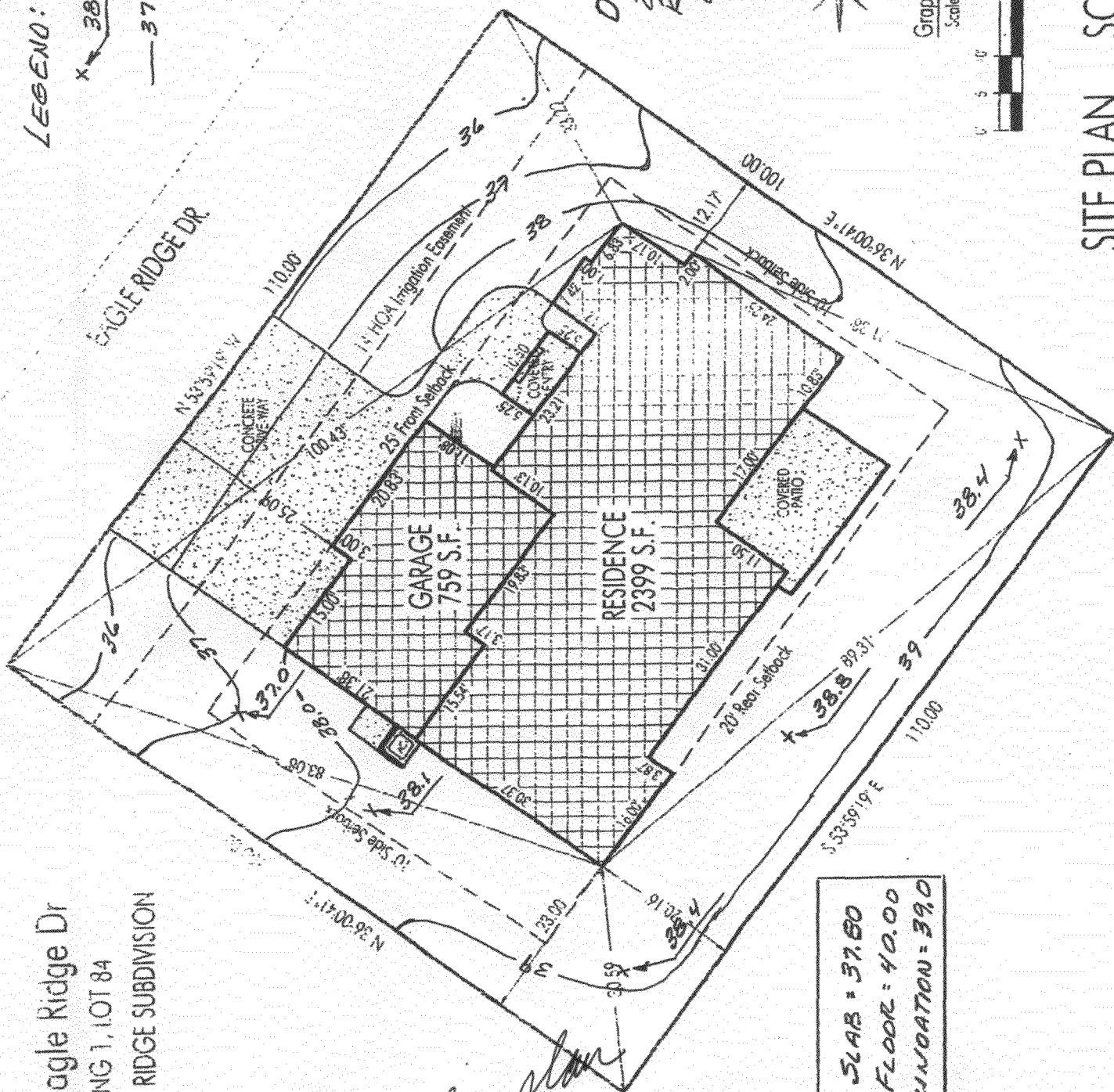
ACCEPTED *bid. Misty Araga 5/9/07*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2661 Eagle Ridge Dr  
 FILING 1, LOT 84  
 JPYGLASS RIDGE SUBDIVISION

LEGEND:

x 38.4 SPOT ELEV.  
 — 37 — PROPOSED  
 CONTOUR

DRAINAGE PLAN  
 2661 EAGLE  
 RIDGE DRIVE  
 LOT 84, FLG 1



Graphic Scale  
 Scale: 1" = 20'



SITE PLAN SCALE: 1" = 20'

*Grading plan*  
 OK. RAD  
 5-9-07

GARAGE SLAB = 37.60  
 HOUSE FLOOR = 40.00  
 TOP FOUNDATION = 39.0

**DRAINAGE PLAN**

**FOR**

**2661 EAGLE RIDGE COURT**

**LOT 84**

**IN**

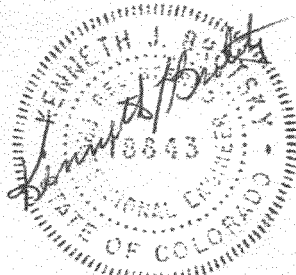
**SPYGASS RIDGE, FILING 1**

February 24, 2007

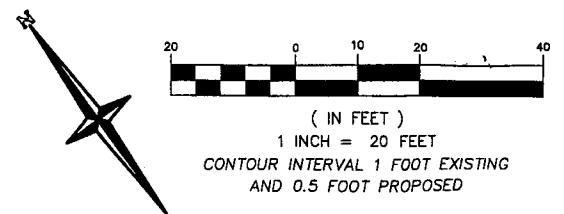
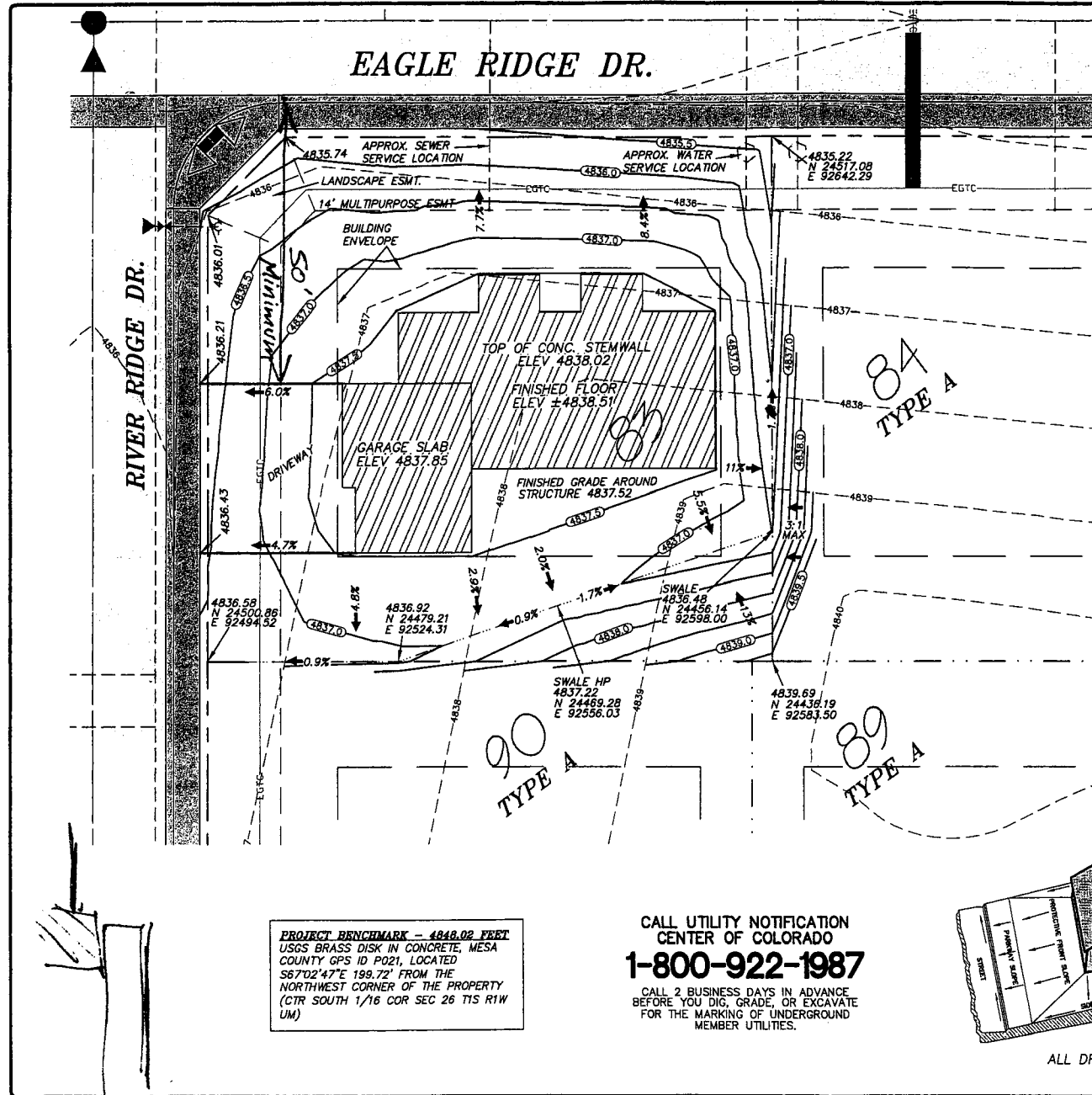
This drainage plan is prepared to show how surface drainage will be managed on the above referenced Lot to accommodate a house which will be constructed on the Lot. There will no significant off-site surface drainage entering the Lot. Total on-site runoff is calculated to be about 0.24 cfs. Runoff will be accumulated in a swale to be constructed around each side of the. The attached "Drainage Plan" map ;shows the swales and invert grades as well as finished contour lines. 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 4840.0 which is 1 foot higher than top of foundation, therefore top of foundation will be 4839 which is within the limits called for. Note that the garage floor slab will need to be constructed at elevation 4837.8 in order to keep the driveway slope to a minimum of 8.0%.

File: ACCIdrainage1



2-24-07



- 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.

NO.	DATE	REVISIONS	DESCRIPTION

**River City CONSULTANTS, INC.**  
 744 Midway Court, Suite 110  
 Grand Junction, CO 81505  
 Phone: 970-241-1811 Fax: 970-241-1811

**PROJECT & TITLE:** LOT 83, SPYGLASS RIDGE, INDIVIDUAL LOT GRADING PLAN  
**DATE ISSUED:** 04/07/07  
**DESIGNED BY:** [Signature]  
**CHECKED BY:** [Signature]  
**SCALE:** AS SHOWN  
**SHEET NO. OF SHEETS:** 1 OF 2