

FEE \$ 10.^{00/}
 TCP \$ 1589.^{00/}
 SIF \$ 460.^{00/}

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

BLDG PERMIT NO. PH

21st Station 1104.00/
 Building Address 2664 Eagle Ridge Dr.
 Parcel No. 2945-264-41-008
 Subdivision Spy Glass Ridge
 Filing 1 Block _____ Lot 71

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed APPROX 3700
 Sq. Ft. of Lot / Parcel 11032
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPROX 3700
 Height of Proposed Structure 22'0"

OWNER INFORMATION:

Name Dorsey Custom Homes + Framing
 Address P.O. Box 40483
 City / State / Zip Grand Jct, 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 + Framing
 Address P.O. Box 40483
 City / State / Zip Grand Jct, Co 81504
 Telephone 970-986-1783

***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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-2
 SETBACKS: Front 20 from property line (PL)
 Side 15 from PL Rear 30 from PL
 Maximum Height of Structure(s) 35
 Voting District E Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES X NO _____
 Parking Requirement 2
 Special Conditions Engineered foundation required, grading & drainage plan
Kenneth S. Fischer

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).

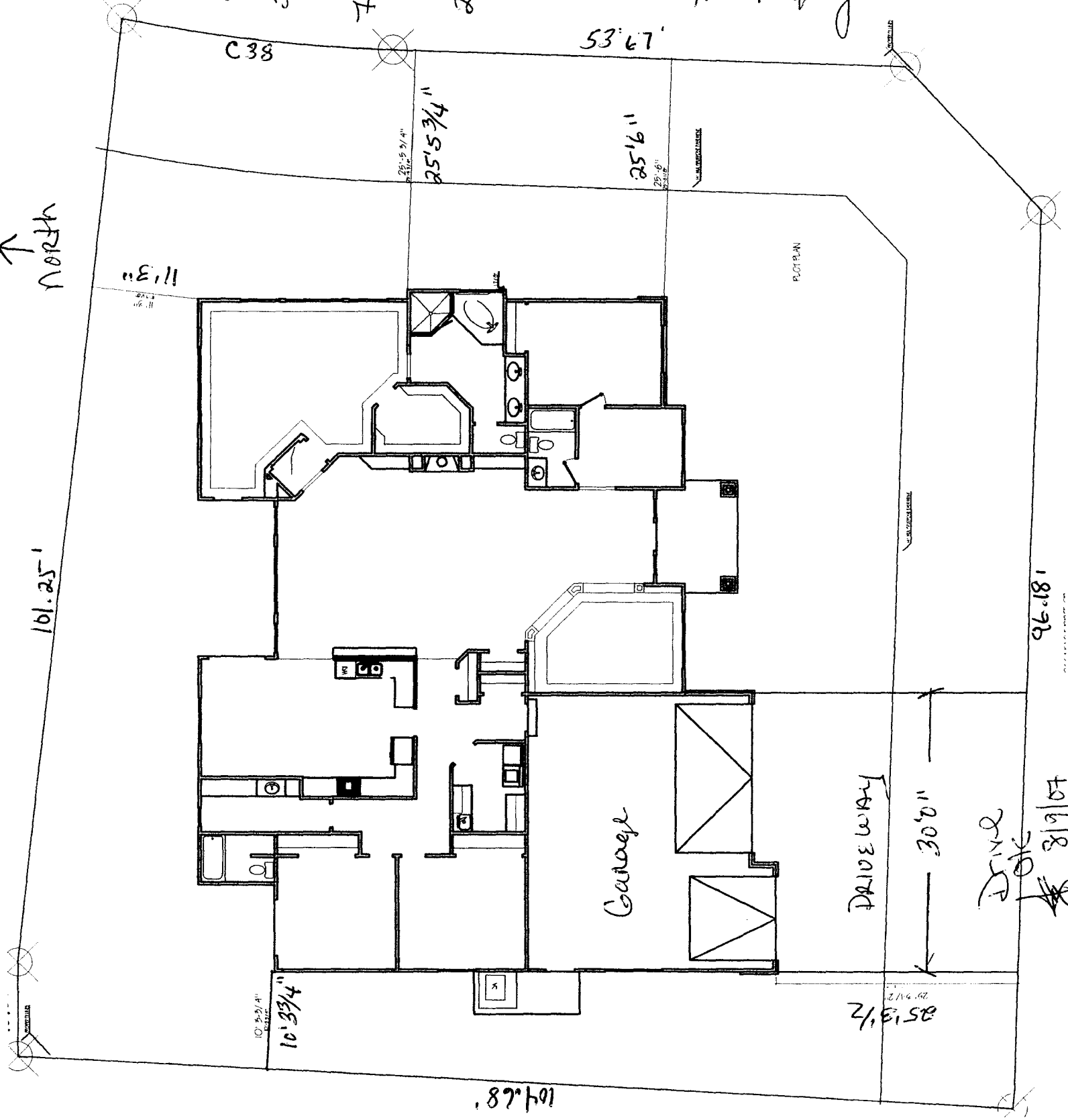
Applicant Signature [Signature] Date 8-7-07
 Department Approval [Signature] Date 8-22-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. paid @ DMSD
 Utility Accounting [Signature] Date 8-22-07

2664 Eagle Ridge Dr.
Spy Glass Ridge
Subdivision
Filing # 1 Lot # 71
TAX ID #
2545-264-41-008

Barbara Henderson
[Signature]

↑ North



101.25'

181.97'

104.68'

53.67'

11.3'

C38

25'5 3/4"

25'6"

PLOT PLAN

Garage

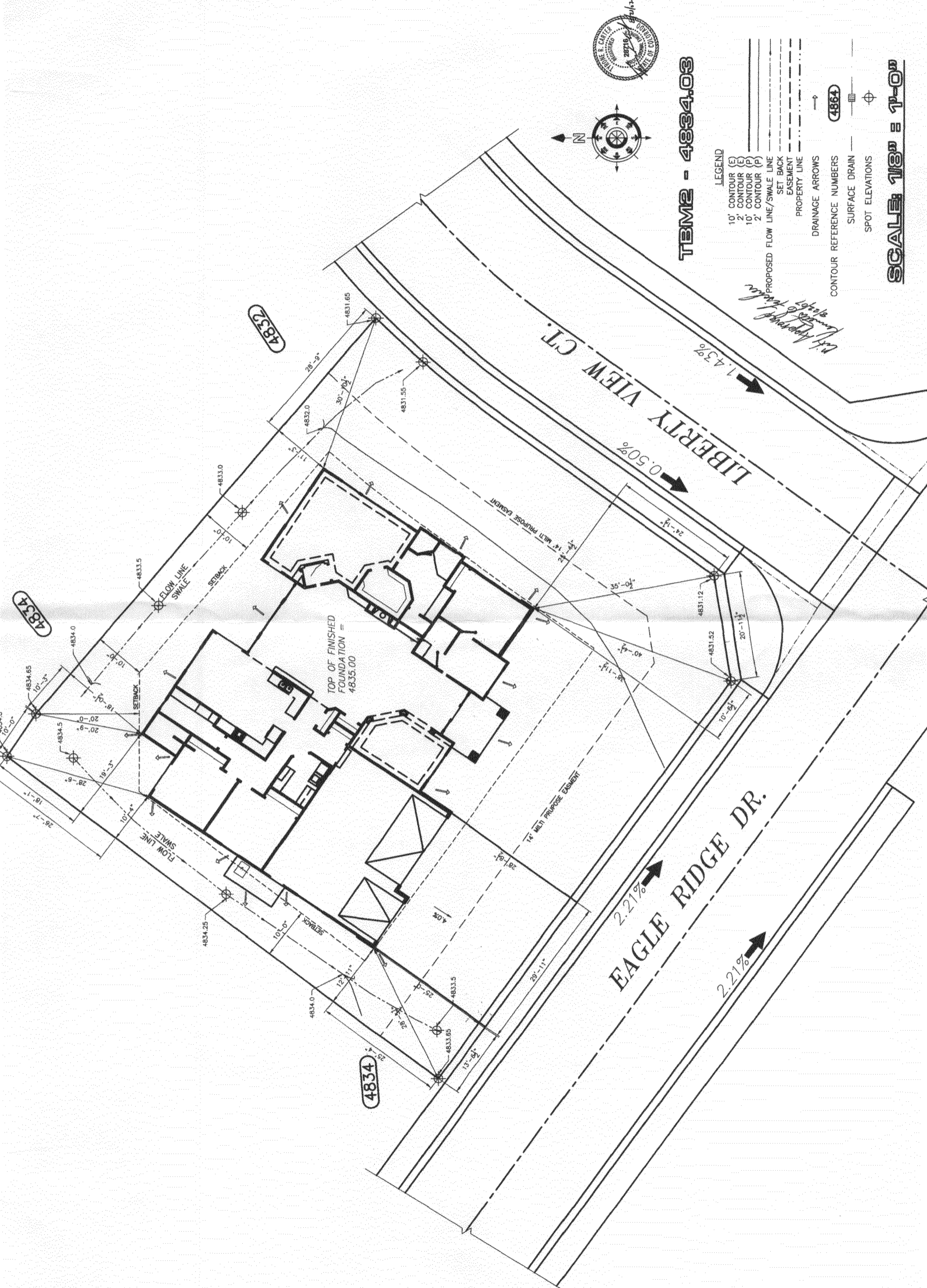
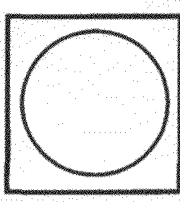
DRIVEWAY

30'0"

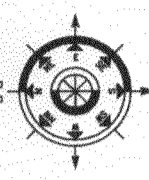
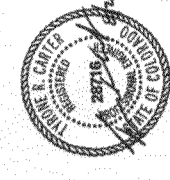
25'3 1/2"

DRIVE
10/6/18
[Signature]

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P



TBM2 - 4834.03



- LEGEND**
- 10' CONTOUR (E)
 - 2' CONTOUR (E)
 - 10' CONTOUR (P)
 - 2' CONTOUR (P)
 - PROPOSED FLOW LINE/SWALE LINE
 - SET BACK
 - EASEMENT
 - PROPERTY LINE
 - DRAINAGE ARROWS
 - CONTOUR REFERENCE NUMBERS (4864)
 - SURFACE DRAIN
 - SPOT ELEVATIONS

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