

FEE \$	10.00
TCP \$	1589
SIF \$	460

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

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

Lift Station Impact: \$1,104.00

Building Address 193 Ledge Ct.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-351-45-090

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3039

Subdivision Spyglass Ridge

Sq. Ft. of Lot / Parcel 11,624

Filing II Block — Lot 214

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4000

**OWNER INFORMATION:**

Height of Proposed Structure 24'

Name Clinton + Michelle Trujillo

**DESCRIPTION OF WORK & INTENDED USE:**

Address 645 1/2 Brooks St.

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

City / State / Zip Grand Jct, CO 8506

**APPLICANT INFORMATION:**

**\*TYPE OF HOME PROPOSED:**

Name Roger Irvin / Ridgestone Properties Inc

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

Address 2296 N. Arriba Cir.

City / State / Zip Grand Jct, CO 81503

NOTES: Attached letter from HOA approving variance from bldg envelope but w/in R-8 zoning set backs.

Telephone 970-243-6864

**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 Rsf-2 Cluster R-8 Ledge Canyon

Maximum coverage of lot by structures 30%

SETBACKS: Front R-8 = 20 from property line (PL) per envelope 25.0, 20.4, 19.5

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 10.0 from PL per envelope Rear 10.0 from PL per envelope

Parking Requirement 2

Maximum Height of Structure(s) 35 ft.

Special Conditions Engineered foundation req; Site specific Grading & Drainage plans by registered engineer required for all lots.

Voting District E Driveway Location Approval JAR (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 [Signature] Date 9/13/07

Department Approval [Signature] Date 9/13/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>2 @ OMSD</u>
Utility Accounting	Date <u>9/18/07</u>		

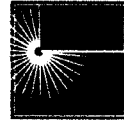
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**GENESIS DESIGNS: ARCHITECTURE AND PLANNING, P.C.**

P.O. Box 1851 Grand Junction, Colorado 81502

(P) 970 • 245 • 6093

(F) 970-245-7568



**Date:** 9-14-07

**To:** **Grand Junction Planning Department**

**Re:** Lot 214, 193 Ledge Court

**Via:** Hand Carry

To whom it may concern,

The setback change as shown on drawings dated 8-30-07 for lot 214 in the Spyglass Ridge development has been approved by the Spyglass ACC and also meets R-8 zoning requirements.

Sincerely,  
Skip Behrhorst  
Chairman, Spyglass ACC

Copy: File.

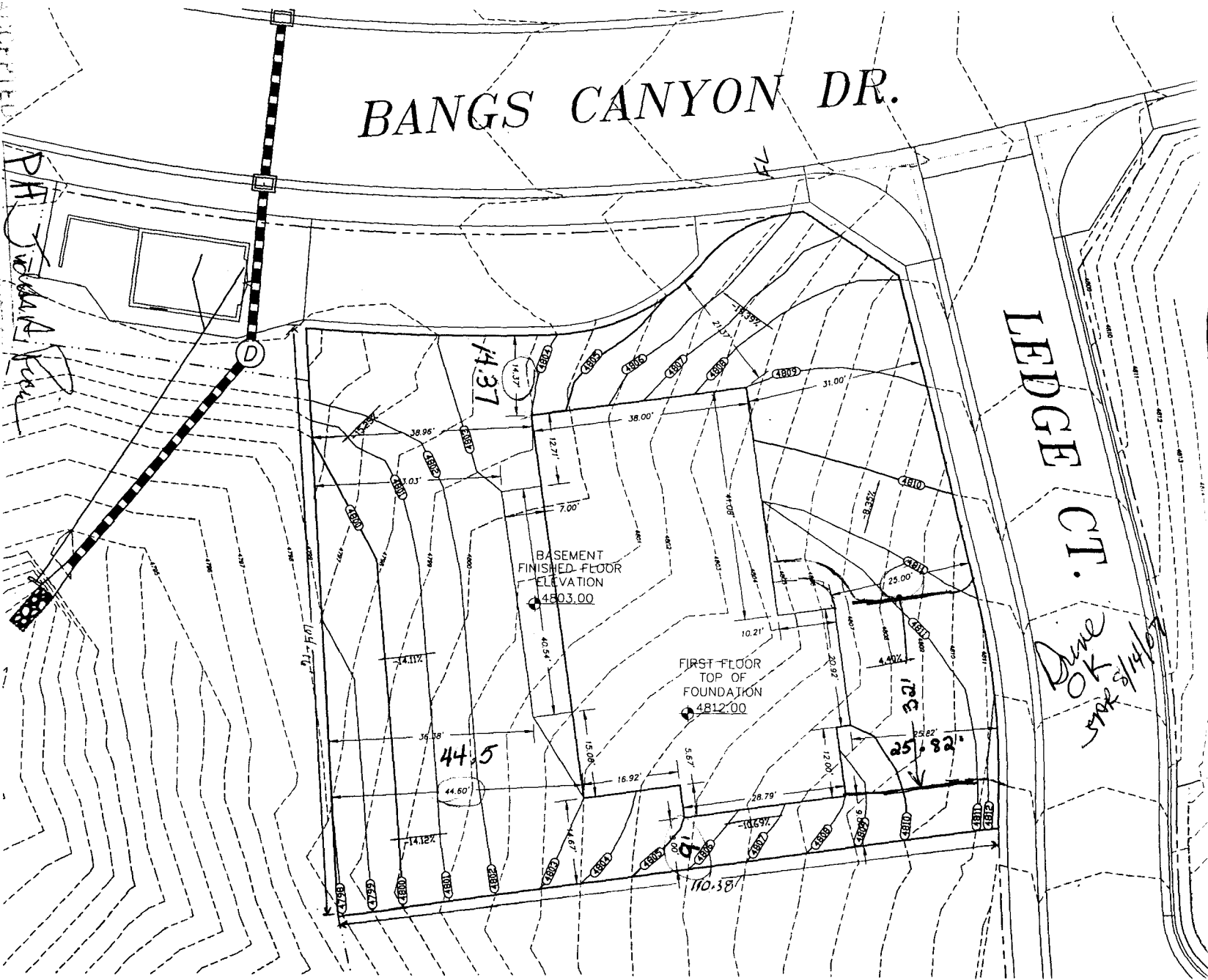
# 193 LEDGE COURT

## GRADING AND DRAINAGE PLAN EXHIBIT

BANGS CANYON DR.

LEDGE CT.

SITE PLAN



ACCEPTED BY THE APPLICANTS  
 DEPT. OF THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES

ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING

PH

*Handwritten signature*

*Done OK 10/15/88*

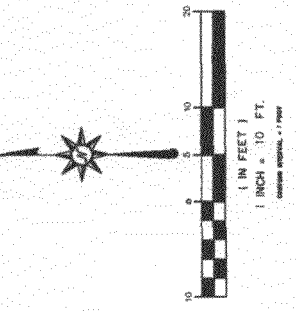
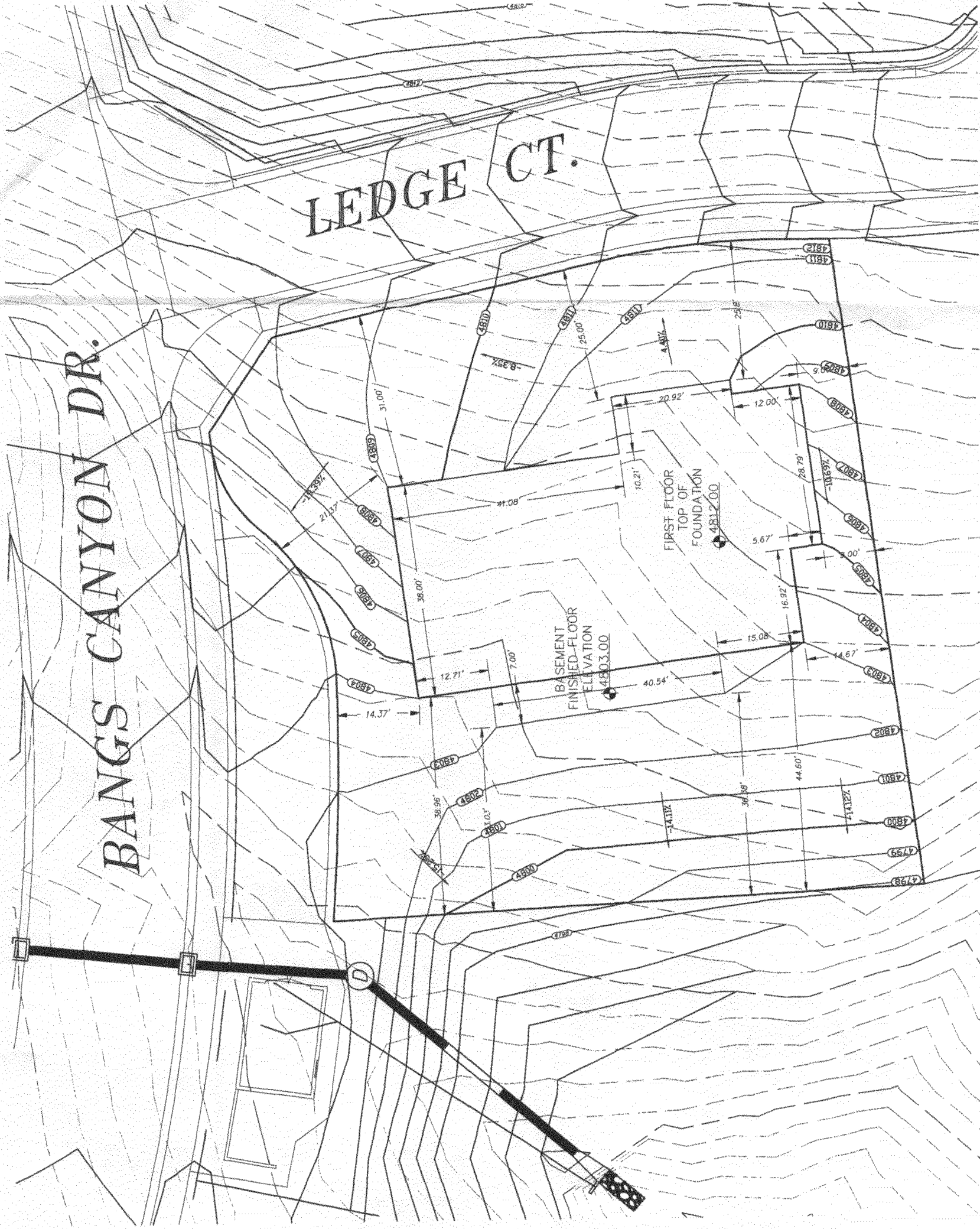
Footprint of the building (NTS)  
 layout provided by others  
 and may not reflect  
 final construction



**193 LEDGE COURT  
GRADING AND DRAINAGE PLAN EXHIBIT**

**BANGS CANYON DR.**

**LEDGE CT.**

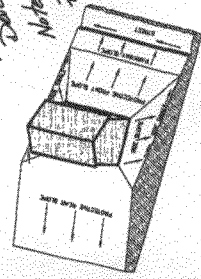


Footprint of the building (NTS) layout provided by others and may not reflect final construction on site or exact location of the building within the envelope.

**GENERAL GRADING NOTES**

- 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.
- 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.
- All lots must be graded to meet the elevation of adjoining property to provide good access and to minimize the use of retaining walls.
- 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.
- Lot grading and drainage shall be in accordance with all applicable building codes, rules, and regulations, as well as the geotechnical engineers recommendations.

*Grading Approved by  
Kendall Eng'g. for City of River City  
Note: Be advised of south wall  
flow's location - wall swelling  
Proposed wall swelling*



TYPE B  
DRAINAGE BOTH TO STREET  
AND TO REAR LOT LINE

**TYPICAL LOT GRADING DETAILS**

NOTE: THIS STANDARD DETAIL DEPICTS THE BASIC ELEMENTS OF GOOD RESIDENTIAL GRADING PRACTICE. FINAL DETAILED GRADING AROUND RESIDENTIAL STRUCTURES IS THE RESPONSIBILITY OF THE LOT OWNER. NOT ALL LOTS ARE TYPICAL. SOME MAY REQUIRE MORE COMPLICATED GRADING METHODS.

**LEGEND**

- (4650)— PROPOSED MAJOR CONTOURS
- (4652)— PROPOSED MINOR CONTOURS
- 4650— EXISTING MAJOR CONTOURS
- 4652— EXISTING MINOR CONTOURS
- PROPOSED/EXISTING CONTOURS

NO.	DATE	DESCRIPTION



**River City CONSULTANTS, INC.**  
Integrated Design Solutions  
744 Horton Court, Suite 110  
Grand Junction, CO 81506  
Phone 970-241-4222  
Fax 970-241-8841

PROJECT #	0685
DRAWN BY:	
CHECKED BY:	
SCALE	1" = 10'
SHEET NO.	OF N/SHEETS
DATE ISSUED:	8-30-07
<b>GRADING PLAN</b>	
<b>193 LEDGE COURT</b>	