

FEE \$ 10
 TCP \$ 1589
 SIF \$ 460

PLANNING CLEARANCE

BLDG PERMIT NO

(Single Family Residential and Accessory Structures)
 Community Development Department

PLANNING FEES REFUNDED
 JMK 12/17/07

\$1,104. Lift Station
 Building Address 2656 Lookout Court
 Parcel No. 2945-264-41-040
 Subdivision Spyglass Ridge
 Filing 1 Block _____ Lot 103

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 10,620
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4960
 Height of Proposed Structure 27'

OWNER INFORMATION:

Name John & Mary Lesher
 Address 2914 Music Ave
 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 John & Mary Lesher
 Address 2914 Music Ave
 City / State / Zip Grand Jct, CO 81504
 Telephone 970-245-4331

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Engineered Foundation req'd
Site specific grading & drainage plans req'd
OK 12/11/07

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 RSS-2/Cluster Maximum coverage of lot by structures 30%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 10' from PL Rear 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions Eng. foundation req'd
 Voting District E Driveway Location Approval [Signature] 9/14 Site specific grading & drainage plan
 (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 Mary Lesher Date Oct 17, 2007

Department Approval [Signature] Date _____

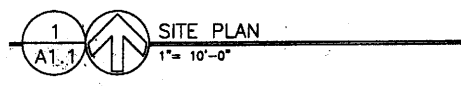
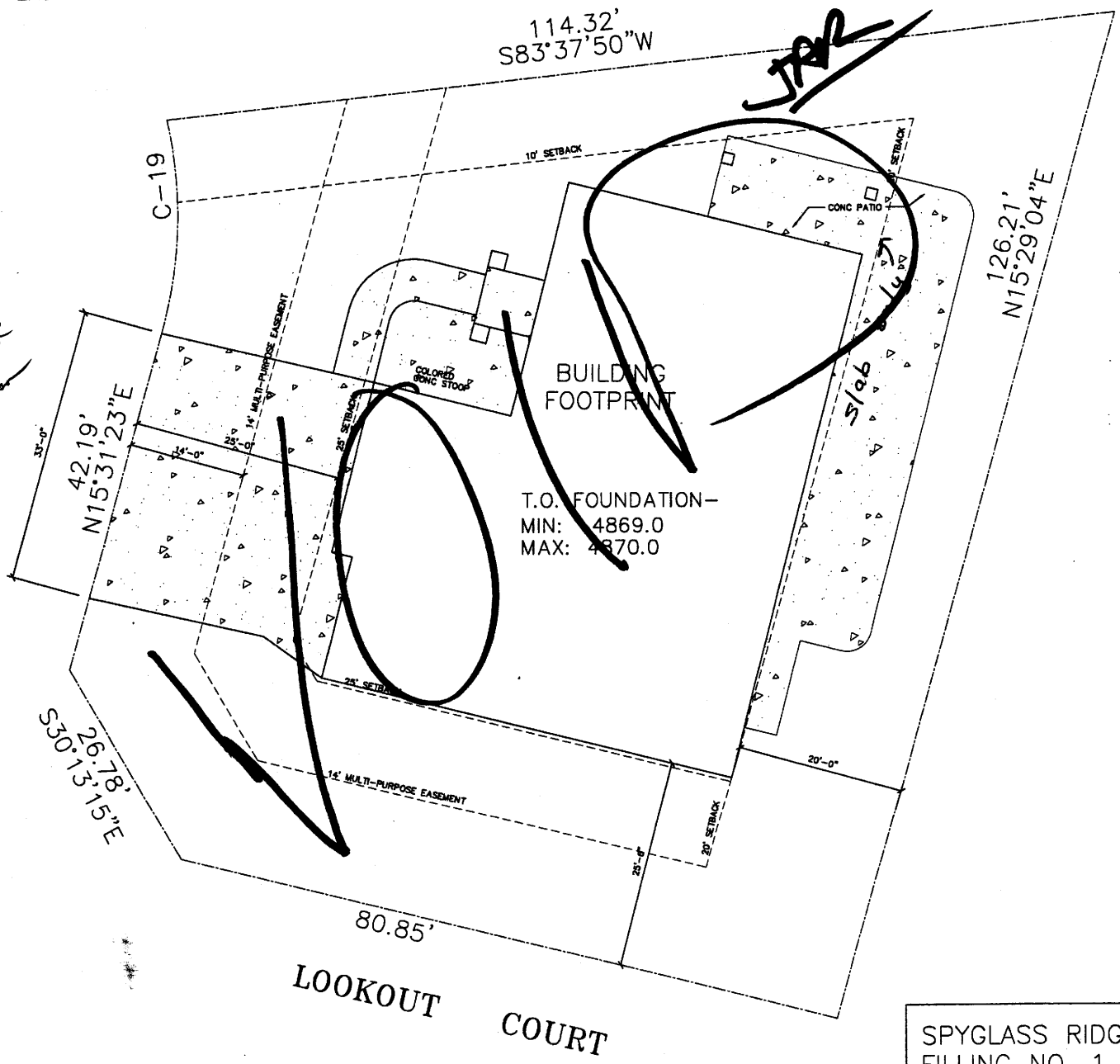
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. Om SD #5111

Utility Accounting [Signature] Date 12/12/07

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)

ACCEPTED *D.H. Pat Douglas*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

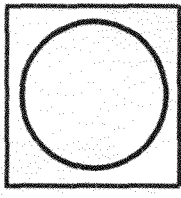
*Driveway OK
 Stephen Henderson*



| | |
|-------------------|-----------|
| SPYGLASS RIDGE | |
| FILLING NO. 1 | |
| LOT 103 | |
| 2656 Lookout Ct. | |
| HOUSE FOOTPRINT | 2,650 SF |
| PATIOS @ DRIVEWAY | 2,310 SF |
| LOT SIZE | 10,620 SF |
| LOT COVERAGE | 47% |

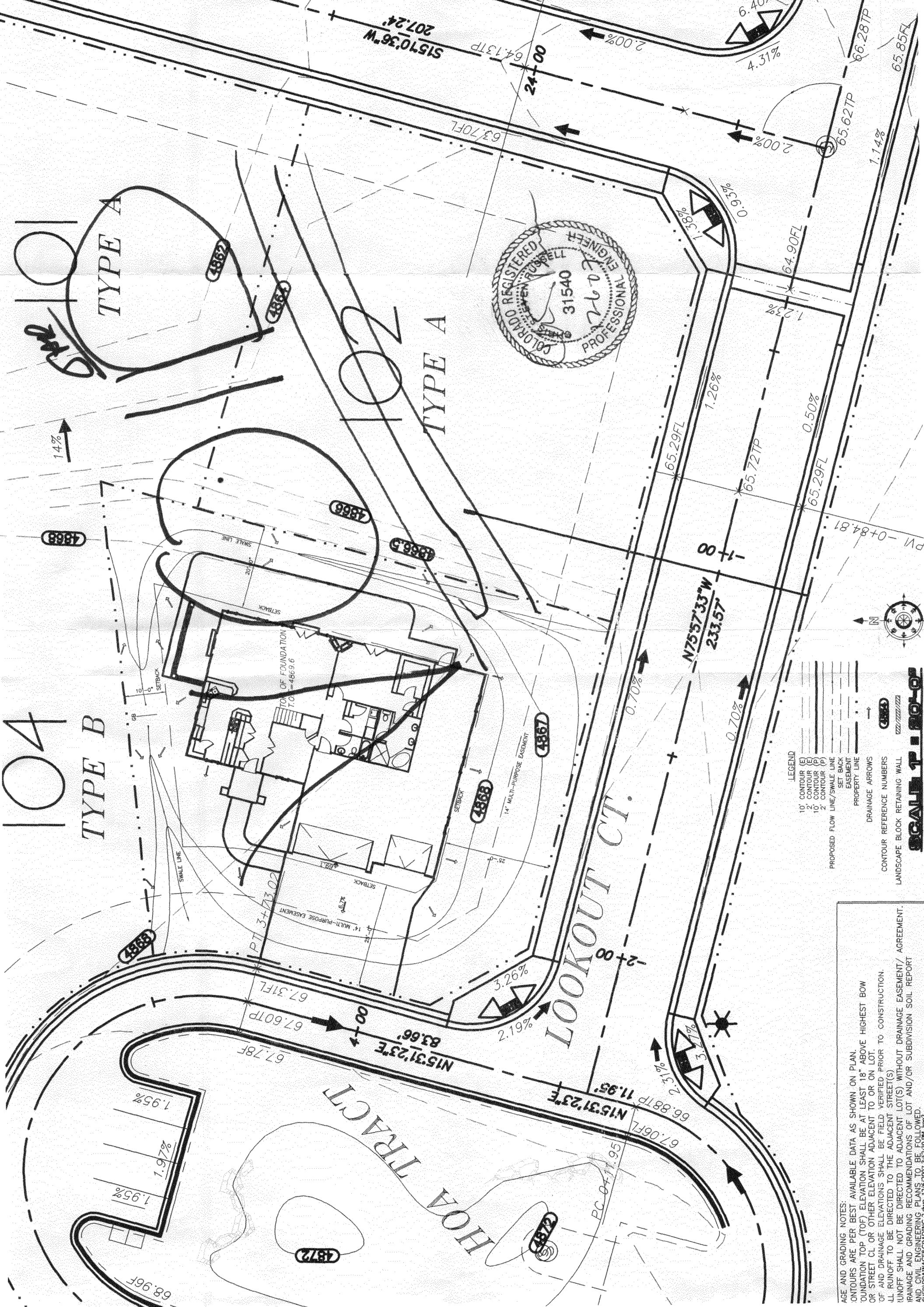
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|---|--|
| A | |
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| C | |
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| F | |
| G | |
| H | |

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



THE LESHER RESIDENCE
 LOT 103 / LOOKOUT CT.
 GRADING & DRAINAGE
 SPYGLASS PHASE - 1

DRAWN BY
 AUTODRAFT
 FILE NAME
 DATE
 4-4-07
 SCALE
 1" = 20'-0"



AGE AND GRADING NOTES:
 CONTOURS ARE PER BEST AVAILABLE DATA AS SHOWN ON PLAN.
 FOUNDATION TOP (TOF) ELEVATION SHALL BE AT LEAST 18" ABOVE HIGHEST BOW
 OR STREET CL OR OTHER ELEVATION ADJACENT TO OR ON LOT
 OF AND DRAINAGE ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 ALL RUNOFF TO BE DIRECTED TO THE ADJACENT STREET(S)
 DRAINAGE AND GRADING RECOMMENDATIONS OF LOT AND/OR SUBDIVISION SOIL REPORT
 AND CIVIL ENGINEERING PLANS TO BE FOLLOWED.

LEGEND
 10' CONTOUR (E)
 2' CONTOUR (E)
 10' CONTOUR (P)
 2' CONTOUR (P)
 PROPOSED FLOW LINE/SWALE LINE
 EASEMENT
 SET BACK
 PROPERTY LINE
 DRAINAGE ARROWS
 CONTOUR REFERENCE NUMBERS
 LANDSCAPE BLOCK RETAINING WALL

SCALE 1" = 20'-0"