

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 193 RIVER RIDGE DR.
 Parcel No. 2945-351-45-068
 Subdivision SPYGLASS RIDGE
 Filing 2 Block _____ Lot 189

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3740
 Sq. Ft. of Lot / Parcel ~10,400
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3740 + 759 (garage)
 Height of Proposed Structure 116'

OWNER INFORMATION:

Name SIGNATURE HOMES OF CO
 Address 855 GRAND VISTA WAY
 City / State / Zip GTX CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION: KATIE LEWIS

Name SIGNATURE HOMES OF CO.
 Address 855 GRAND VISTA WAY
 City / State / Zip GTX CO 81506
 Telephone 970.255.0538

*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 Rsf-2/cluster Maximum coverage of lot by structures 30%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 15 from PL Rear 30-15' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered foundation
 Voting District E Driveway Location Approval JAR required; Site specific grading & drainage plans prepared by registered engineer & signed for del 18ts.
 (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).

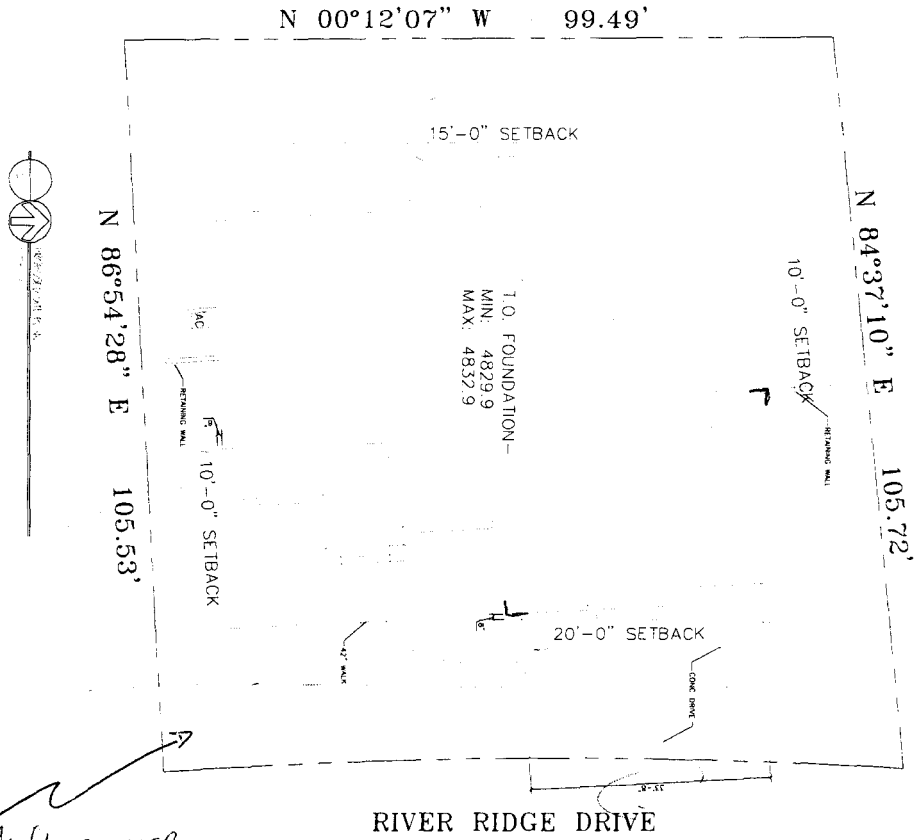
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Katie Lewis Date May 24, 2007
 Department Approval JAR Wendy Spur Date 6/19/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No pd @ Omsd
 Utility Accounting [Signature] Date 6/19/07

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 *JAP Wendy Spurr*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



14' Multi-purpose easement

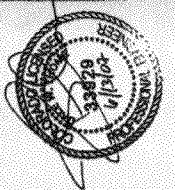
Spyglass Ridge Substation
 Piling No. Two
 Lot No. 189

PROJECT NO. 0704
 ISSUED 2/20/07
 REVISION 4/26/07
 DRAWN BY EK

193 River Ridge Drive
 Spyglass Ridge, Grand Junction, CO

ETK
 DESIGN
 INC
 631 LOGAN AVENUE
 PALISADE, CO 81526
 970.640.7898

C1.1

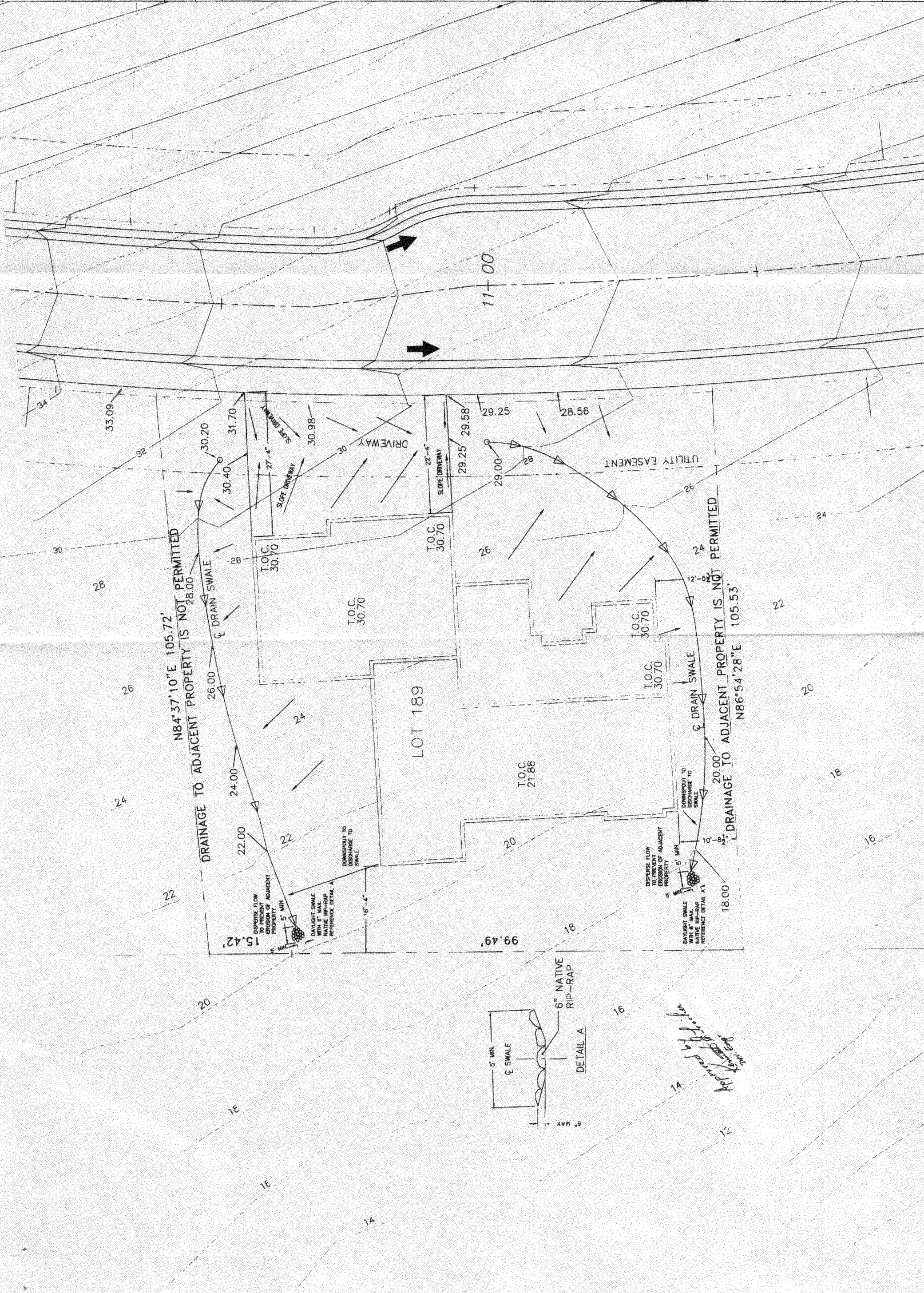


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 tlc@llwest.com

193 RIVER RIDGE DRIVE
 SPYGLASS RIDGE SUBDIVISION
 GRAND JUNCTION, COLORADO

CHECKED BY: _____
 DATE: _____
 SCALE: _____
 Project No: _____
 SHEET NO: _____

REVISION DATE DESCRIPTION



Approved by: [Signature]