

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

p

LIFT STATION FEE \$1,104

Building Address 199 RIVER RIDGE DR

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-264-45-065

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3458

Subdivision SPYGLASS RIDGE

Sq. Ft. of Lot / Parcel 13488 .310 ACRES

Filing 2 Block _____ Lot 186

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0-EXIST. + 4218 PROP.

Height of Proposed Structure 20' AT FRONT OF HOUSE

OWNER INFORMATION:

Name JARED FLANAGAN

DESCRIPTION OF WORK & INTENDED USE:

Address 1349 GALLERIA DR., STE. 110

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

City / State / Zip HENDERSON, NV 89044-6653

APPLICANT INFORMATION:

Name KENNY DIAZ DBA FARVIEW HOMES

*TYPE OF HOME PROPOSED:

Address 2269 HOUSETOP Mtn DR.

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

City / State / Zip PARACHUTE, CO 81635

NOTES: HOME TYPE "C"

Telephone 970-250-3187

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 RSF2 - Cluster

Maximum coverage of lot by structures per plan

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES NO

Side 10.0 from PL Rear per plan from PL

Parking Requirement 2

Maximum Height of Structure(s) per plan

Special Conditions Engineered foundation

Voting District E Driveway _____ Location Approval [Signature]
(Engineer's Initials)

required: Site specific GRADING & Drainage plans prepared by licensed Engineer required

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 5-1-07

Department Approval [Signature]

Date 6-4-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ OMSD.</u>
Utility Accounting <u>Kate Ebsbery</u>	Date <u>6/4/07</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)

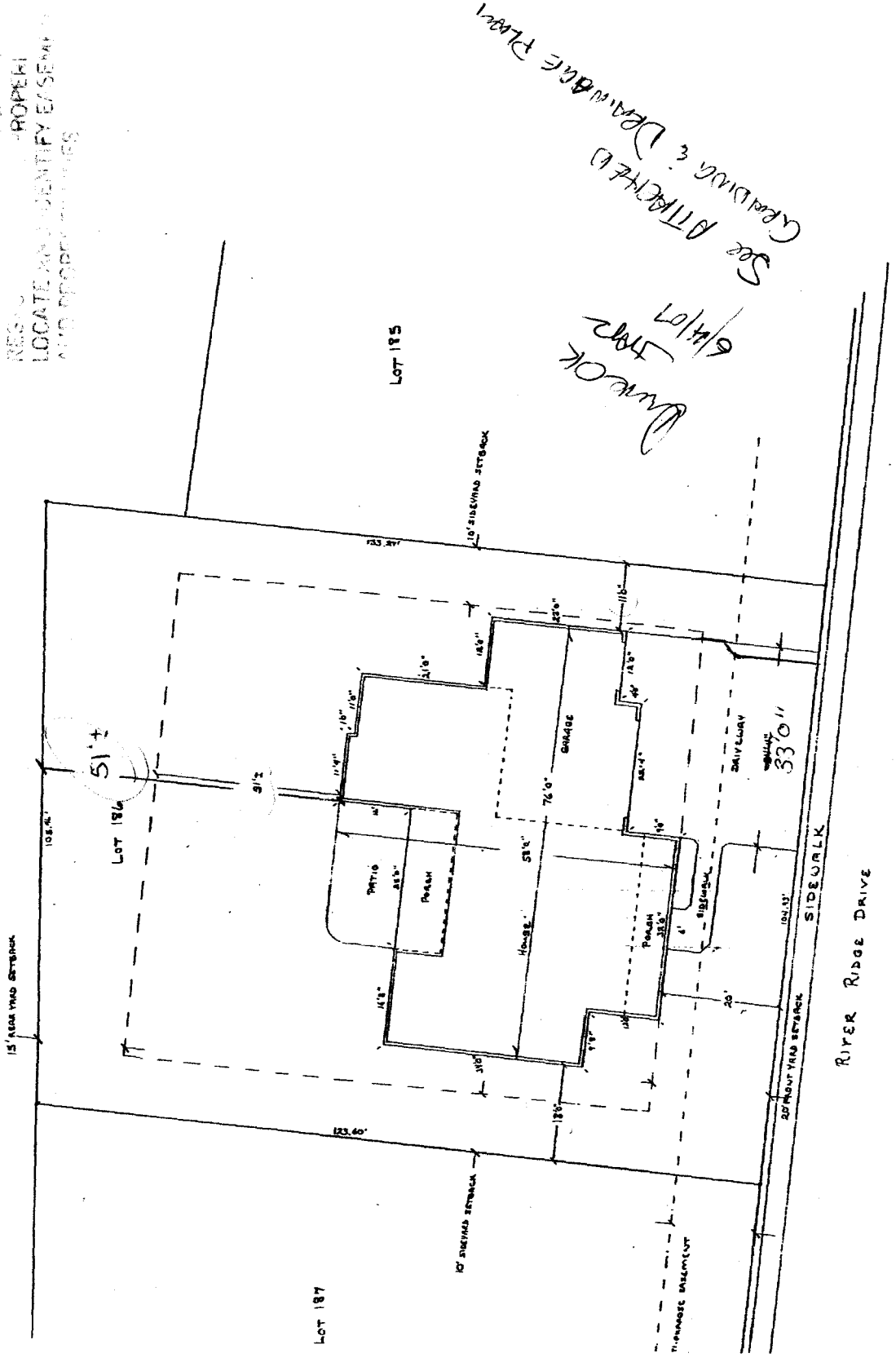
RECEIVED SPK Judy A. Rose

LOCATED
LICKS W/IS
ROPERI
LOCATE AND IDENTIFY EASEMENTS
AND DISCONTINUITIES

OWNER: JARED R. FLANNAGAN
1349 BALKEIRA DR., SUITE 110
HAUSDORF, NY 89014-6653, 702-457-9904

Plot Plan
SWEET'S RIDGE
Lot 187 PWS#2
199 RIVER RIDGE DRIVE
GRAND JUNCTION, COLORADO 81503

SCALE: 1" = 100'

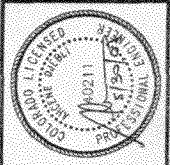


See ATTACHED
6/4/07
STOR
Duck
CREATING & DEMONSTRATE PLAN

Plot Plan
199 RIVER RIDGE DR.
GRAND JUNCTION, CO 81503

REVISIONS	DATE	BY	CHKD
A	5/22/07	RLU	
B			
C			
D			
E			
F			
G			
H			

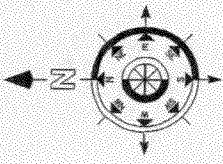
Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



FARVIEW HOMES
 LOT 186 / 199 RIVER RIDGE DR.
 GRADING & DRAINAGE
 SPYGLASS PHASE - 2

DRAWN BY: AUTODRAFT
 FILE NAME:
 DATE: 5-22-07
 SCALE: 1/8" = 1'-0"
 SHEET: 2

NOTE:
 LOT 186 IS SHEET FLOW.
TBM7 = 4868.23



- LEGEND**
- 10' CONTOUR (E) - - - - -
 - 2' CONTOUR (E) - - - - -
 - 10' CONTOUR (P) - - - - -
 - 2' CONTOUR (P) - - - - -
 - PROPOSED SWALE LINE - - - - -
 - SET BACK - - - - -
 - EASEMENT - - - - -
 - PROPERTY LINE - - - - -
 - CONTOUR REFERENCE NUMBERS **(4864)**

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

