

FEE \$ <u>10.00</u>
TCP \$ <u>1589.00</u>
SIF \$ <u>460.00</u>

# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

## Community Development Department

*Lift Station 1,104.00*

Building Address 181 Skyline Ridge Ct No. of Existing Bldgs NONE No. Proposed \_\_\_\_\_

Parcel No. 2945-351-45-049 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2500

Subdivision SPYGLASS Sq. Ft. of Lot / Parcel 12,429

Filing 2 Block \_\_\_\_\_ Lot 162 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure \_\_\_\_\_

### OWNER INFORMATION:

Name TNT West Contractors LLC

Address 3135 B Rd

City / State / Zip G.I., CO 81503

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Warren Taylor

Address SAME

City / State / Zip \_\_\_\_\_

Telephone 970 201-3373

### \*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 <u>RSF-2 / Cluster</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>10'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered Foundations</u>
Voting District <u>E</u> Driveway Location Approval <u>TH</u> (Engineer's Initials)	<u>Grading &amp; Drainage Plans</u>

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 \_\_\_\_\_ Date 3-29-07

Department Approval \_\_\_\_\_ Date 3/29/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>071 USD</u>
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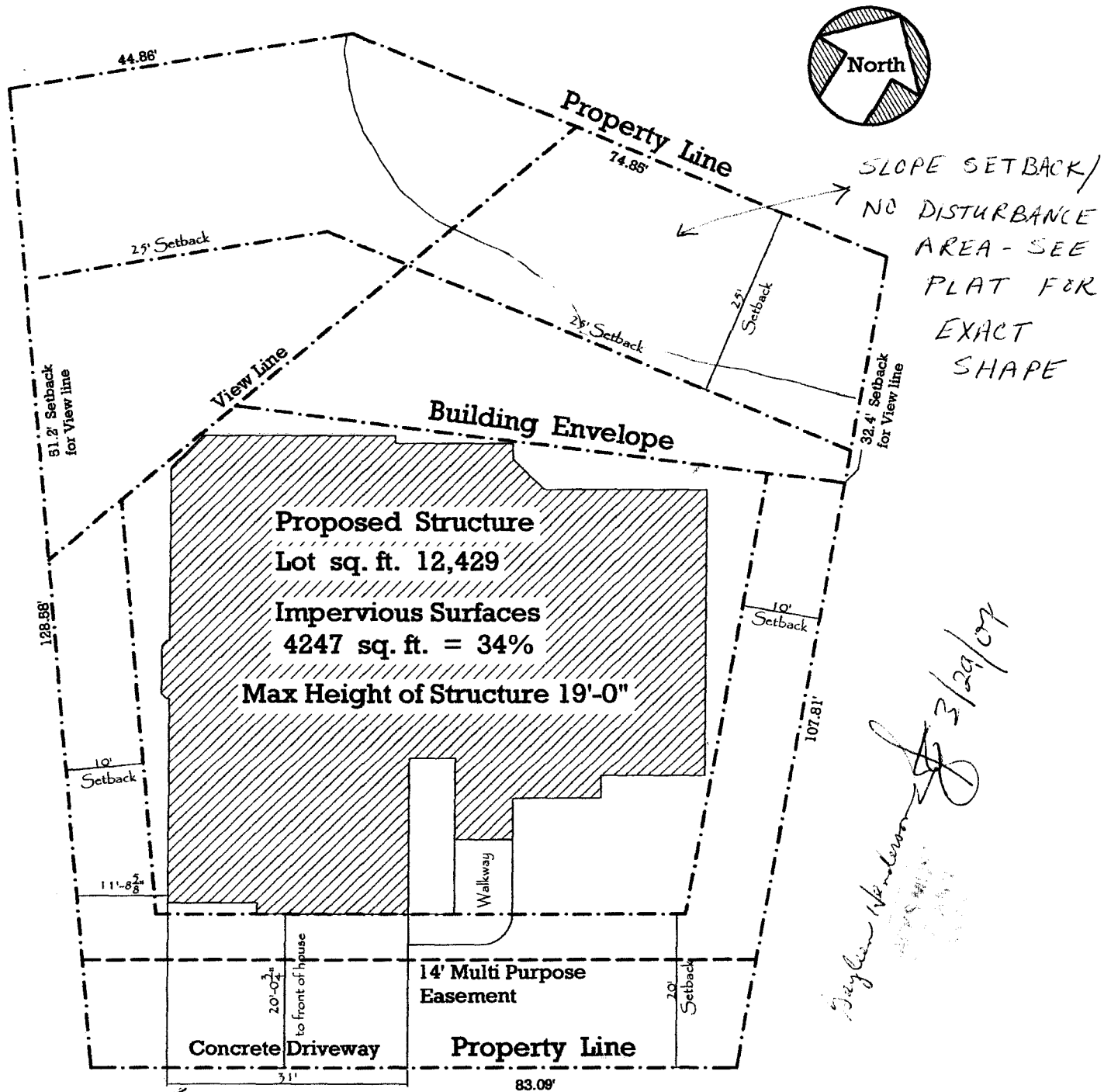
Utility Accounting <u>C. Beasley</u> Date <u>4/2/07</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# SPYGLASS RIDGE SUB.

## LOT 162 / BLOCK 1 / FILING 2

### 181 SKYLINE RIDGE COURT

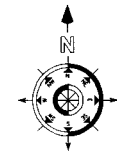
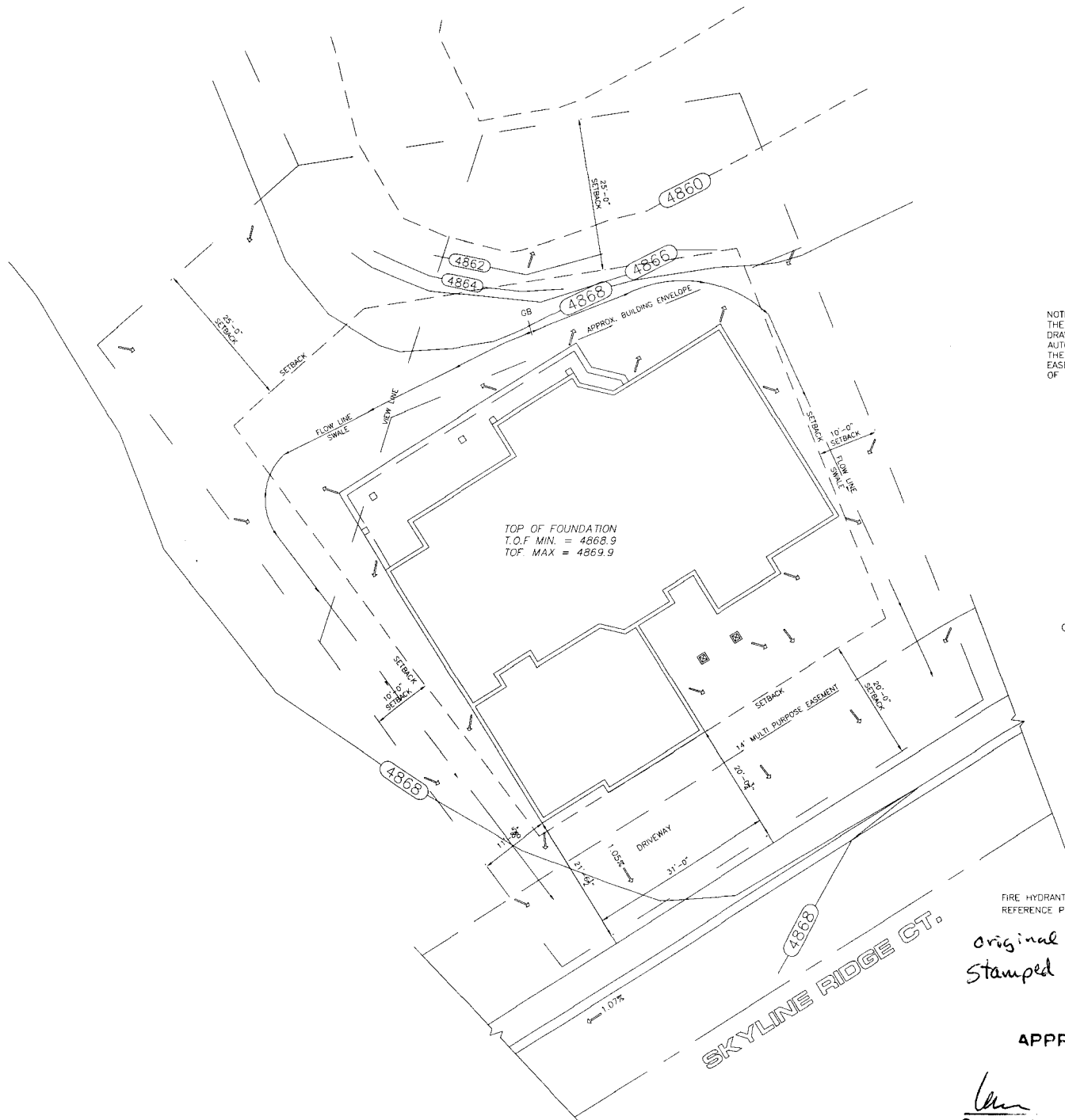


SLOPE SETBACK/  
NO DISTURBANCE  
AREA - SEE  
PLAT FOR  
EXACT  
SHAPE

*Baylen Henderson*  
3/29/07

**SKYLINE RIDGE CT.**

*Driveway ok  
Baylen Henderson*



NOTE:  
 THE INFORMATION FOR THE LOT SHOWN ON THIS SITE PLAN WAS  
 DRAWN BY OTHERS AND PROVIDED TO AUTODRAFT AS IS.  
 AUTODRAFT HAS NOT VERIFIED THE ACCURACY OF THIS LOT DRAWING.  
 THE BUILDER IS TO VERIFY ALL BUILDING ENVELOPES, SETBACKS AND  
 EASEMENTS. AUTODRAFT ASSUMES NO LIABILITY FOR THE ACCURACY  
 OF INFORMATION PROVIDED BY OTHERS.

- LEGEND**
- 10' CONTOUR (E)
  - 2' CONTOUR (E)
  - 10' CONTOUR (P)
  - 2' CONTOUR (P)
  - PROPOSED FLOW LINE/SWALE LINE
  - SET BACK
  - EASEMENT
  - PROPERTY LINE
  - GRADE BREAK
  - DRAINAGE ARROWS
  - CONTOUR REFERENCE NUMBERS

**SCALE: 1"=25'-0"**

FIRE HYDRANT ELEVATION  
 REFERENCE POINT TBW7 4868.23

*original  
 Stamped by Ancene DJEBLI*

**APPROVED FOR CONSTRUCTION**

*Lawrence C. [Signature]* 3/29/07  
 Community Development Department Date