

lift station 1,104.00

AK

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 204 River Ridge Dr. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-264-41-061 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3672  
 Subdivision Spyglass Ridge. Sq. Ft. of Lot / Parcel 10,641 sq. ft.  
 Filing 1 Block \_\_\_\_\_ Lot 206 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3672  
 Height of Proposed Structure 21' - 10 1/2"

#### OWNER INFORMATION:

Name Dan & Sherry Williams  
 Address 525 Lorraine Ct.  
 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 Lopez Const. & Design, Inc.  
 Address 3032 E 1/2 Rd.  
 City / State / Zip Grand Jct. CO 81504  
 Telephone 434-5954 = 270-6227

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

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>R-2/Cluster</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <del>25'</del> <u>25'</u> from property line (PL) North <u>15'</u> South <u>10'</u> Side <u>15'</u> from PL Rear <u>20'</u> from PL	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>"E"</u> Driveway Location Approval <u>"DH"</u> (Engineer's Initials)	Special Conditions <u>Engineered foundation reqd., Site specific Grading &amp; Drainage Plans prepared by licensed Eng. required.</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 Adam Fort Date 3-26-2008  
 Department Approval Wendy Spurr Date 4/2/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>UNSDAP # 5022</u>
Utility Accounting <u>CM</u>	Date <u>4/2/08</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)

Drainage Plan OK  
 4/2/08



REVISIONS	DATE	REMARKS	BY

WILLIAMS RESIDENCE  
 Grading Plan  
 204 River Ridge Drive  
 Grand Junction, CO 81503

LOPEZ CONSTRUCTION  
 3032 E-1/2 Road  
 Grand Junction, CO 81504  
 (970) 434-5954

ENGINEERING DESIGN BY  
 CHONK CONSTRUCTION INCORPORATED  
 1128 - 24 ROAD  
 GRAND JUNCTION, CO 81505  
 970-245-0577

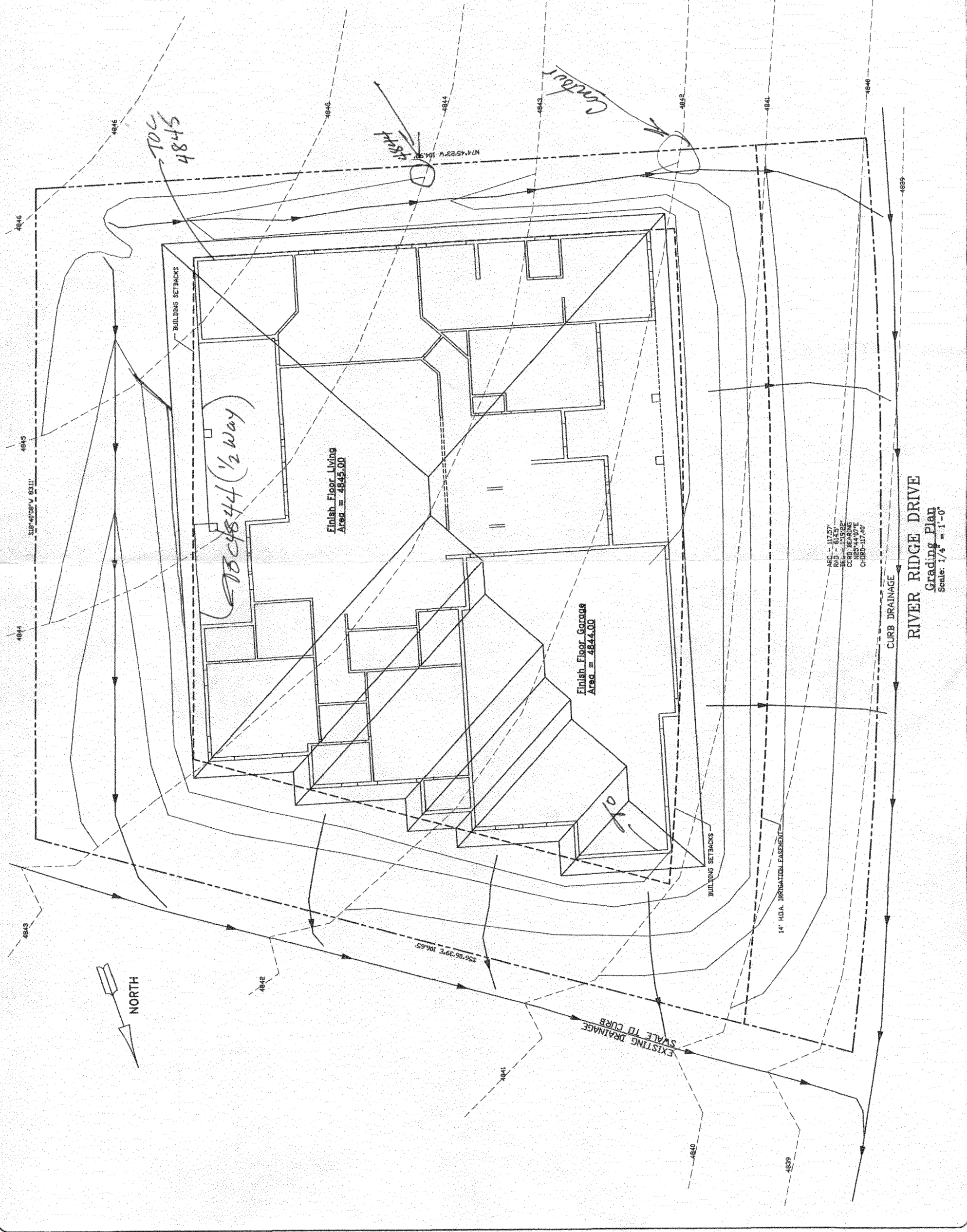
PROJECT  
 Williams Res.  
 grading plan

SCALE  
 as shown

DATE DRAWN  
 03/12/08

LATEST REVISION  
 no. revisions

SHEET 01 OF



RIVER RIDGE DRIVE  
 Grading Plan  
 Scale: 1/4" = 1'-0"

LEGAL

204 River Ridge Dr.  
LOT 206  
SPYGLASS RIDGE  
CITY OF GRAND JUNCTION  
COUNTY OF MESA  
STATE OF COLORADO

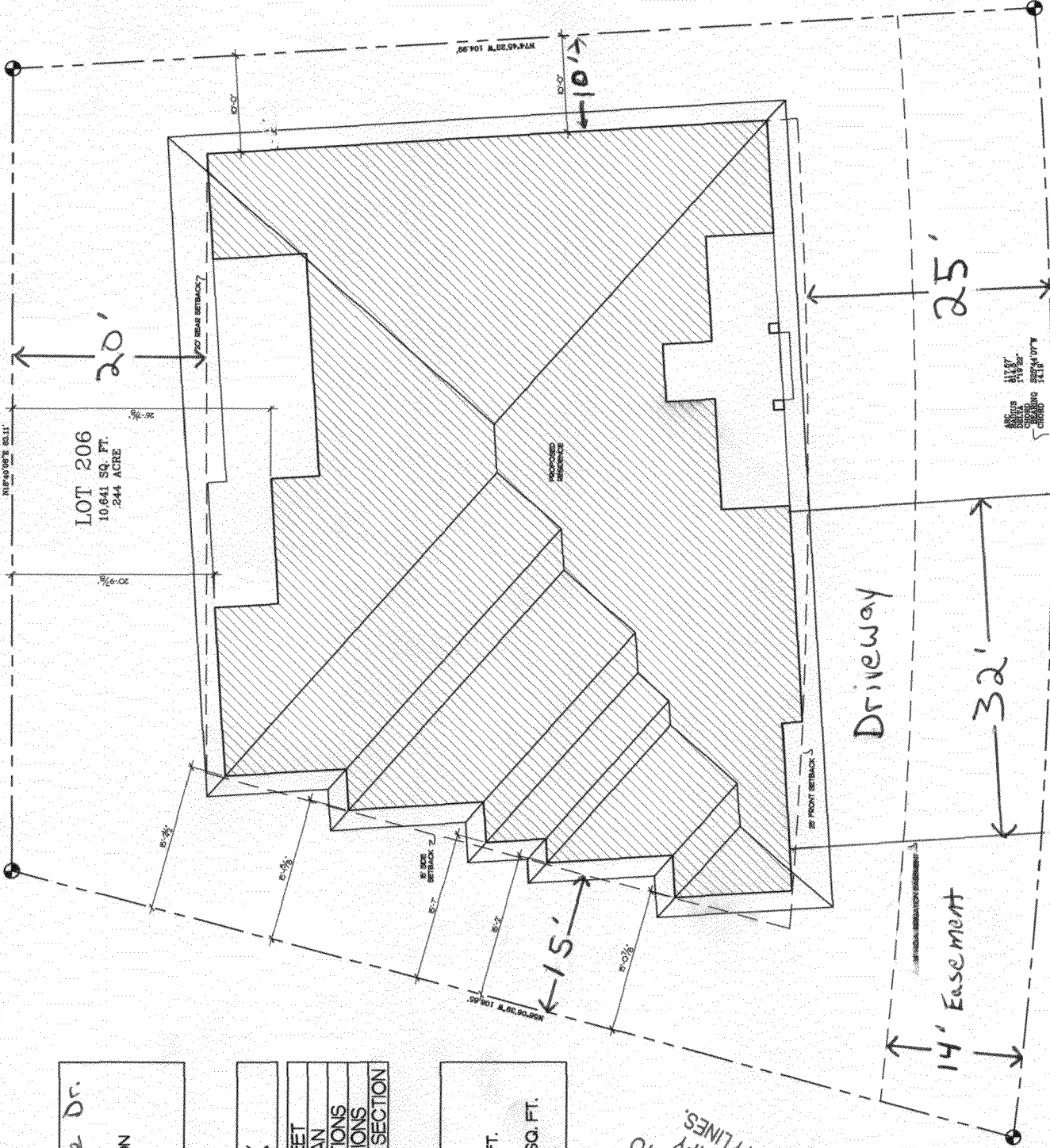
SHEET INDEX

A1	SITE PLAN/ COVER SHEET
A2	MAIN LEVEL FLOOR PLAN
A3	SOUTH & WEST ELEVATIONS
A4	NORTH & EAST ELEVATIONS
A5	ROOF PLAN & TYPICAL SECTION

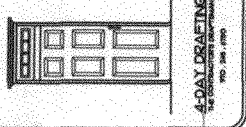
SQ. FT.

GARAGE = 978 SQ. FT.  
MAIN LEVEL = 2,694 SQ. FT.  
TOTAL FINISHED = 2,694 SQ. FT.

ACCEPTED BY *David Smith*  
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.



SITE PLAN & COVER SHEET  
SCALE: 3/16"=1'-0"



SINGLE FAMILY RESIDENCE FOR DAN & SHERRY WILLIAMS  
SPYGLASS RIDGE  
GRAND JUNCTION, CO  
ACTING CONTRACTOR: CHUCK LOPEZ

REVISIONS:

DATE: JAN 18, 08

BY: DAVID WATKINS

A1

SITE PLAN & COVER SHEET