

FEE \$ 10⁰⁰
 TCP \$ 2554⁰⁰
 SIF \$ 460⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Lift Station Fee #1104
 Building Address Eagle Ridge Ct. 2652 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-264-41-014 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2277.5
 Subdivision Spy Glass Ridge Sq. Ft. of Lot / Parcel 11,630⁰
 Filing # 1 Block _____ Lot 77 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 549⁰
 Height of Proposed Structure 20' 5 1/2"

OWNER INFORMATION:

Name BRIAN HARRIS
 Address 3026 A 1/2 Rd.
 City / State / Zip G.I. Colo 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____
 House 2277.5
 Garage 929.5
 Driveway 825.0
 Patio 1404.0
 Walkways 900.0
6336.0

APPLICANT INFORMATION:

Name McGLEESON INC
 Address 523 FLORENCE RD.
 City / State / Zip G.I., Colo, 81504
 Telephone 970 242 8035

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

NOTES: Engineered foundation required
Single Family HOA letter required
Site specific grading & drainage plans required

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 PLANNING STAFF

ZONE R-2 cluster (R-8) Maximum coverage of lot by structures 30% (70%)
 SETBACKS: Front 20' (20) from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 15' (5) from PL Rear 30' (10) from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 22' Parking Requirement 2
 Voting District E Driveway Location Approval PD (Engineer's Initials) Special Conditions _____

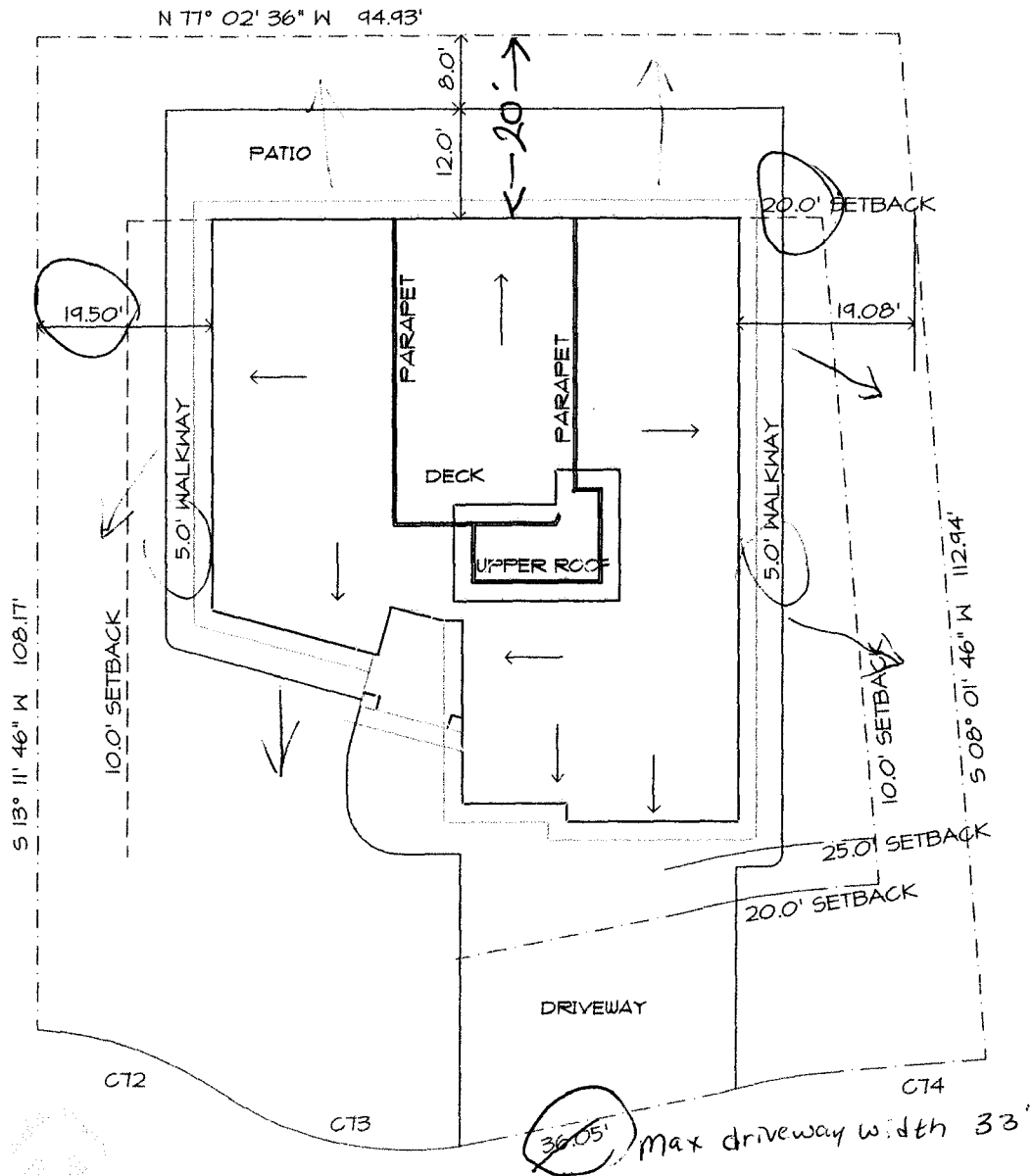
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 McGLEESON INC by Alan Wrench Date 3-2-10
 Planning Approval PD Wendy Spurr Date 3/25/10

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21636
 Utility Accounting Done Date 3/25/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SITE PLAN

LOT 71,
SPYGLASS RIDGE FILING #1
0.267 ACRES



ACCEPTED PD

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROTECT THE PUBLIC INTEREST AND IDENTIFY SETBACKS AND UNDESIRABLE USES.

Spyglass Ridge - Architectural Checklist and Application

Fill-In Where Applicable:

C. Building Elevations (all four in 1/4" = 1'0" scale) indicating doors, windows, exterior materials, location of roof mounted mechanical equipment and enclosures, building height, etc..(Fill-in the following information below and submit samples of masonry and roofing materials, siding and trim colors on the attached Color Sample Board.)

This is the last house on this side of street. I would like the ACC to give input on colors

Scheme #1

Masonry Material: _____
Product Manufacturer: _____
Product Name: Cedar Drystack Ledgerstone
Percent of coverage as per ACC Guideline - Paragraph 6: 30%

Stucco Material: _____
Product Manufacturer: Dryvit
Product Name/Color: Mesa Verde No. 3

Siding Material: _____ Width inches _____
Siding Color: _____ No. _____
Paint Manufacturer: _____

Trim Material: _____
Trim Color: _____ No. SW3035
Paint Manufacturer: Wood briar.

Accent Color: wood briar No. SW3035
Paint Manufacturer: _____

Gutter/Downspout Color: wood briar Manufacturer _____
Window Color: Beige Manufacturer _____

3. **Engineering Foundation Compliance Letter** (may be included on the engineered Foundation Plan or submitted in letter form.)

4. **Engineered Drainage and Grading Plans**

5. **Color Sample Board (Attached)**

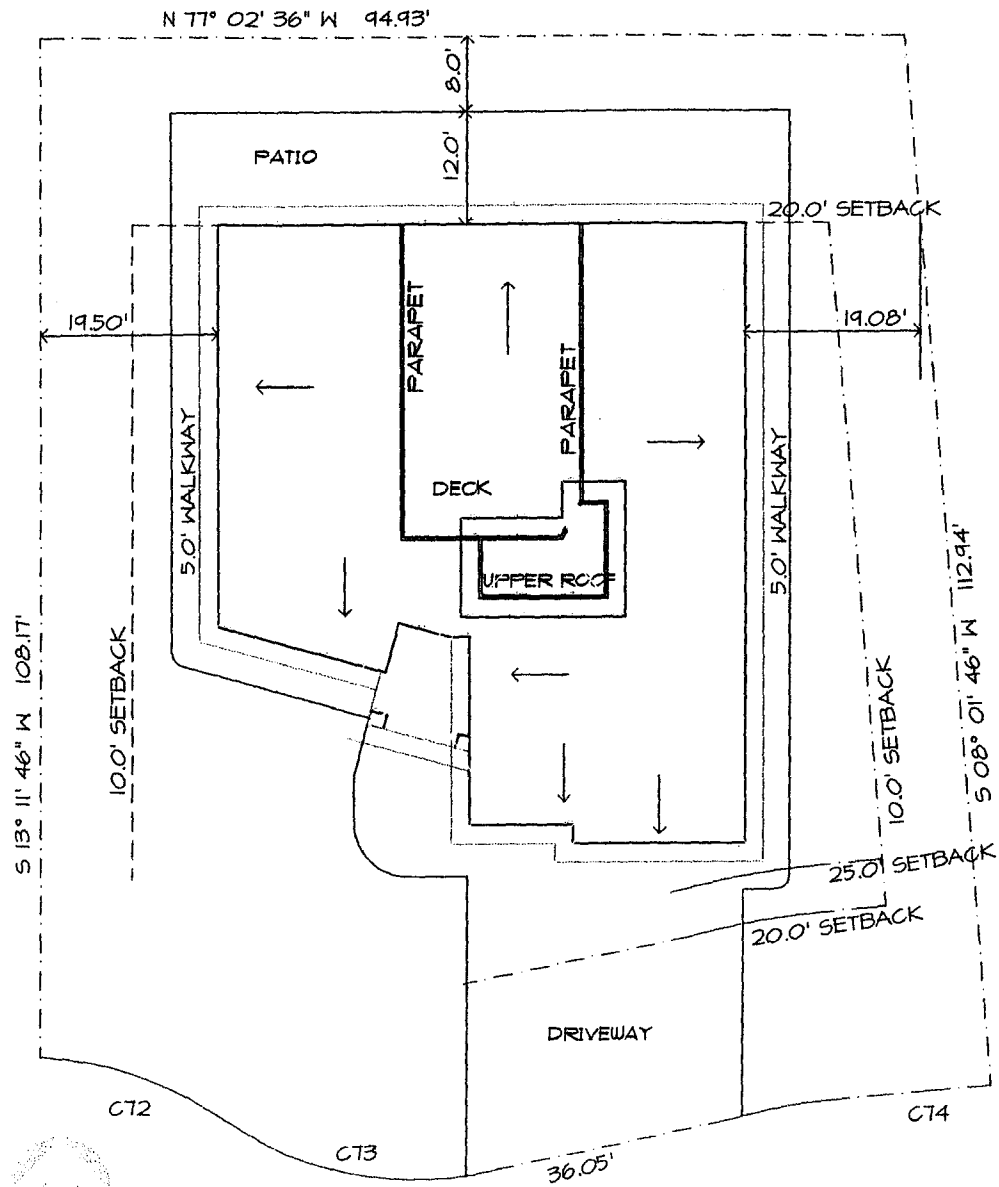
6. **Application Fee:** \$200.00 Fee payable to: **Spyglass Ridge Homeowners Association-ACC**

Owner's Signature: Brian Harris Print Name: Brian Harris

Lot 77 Filing 1

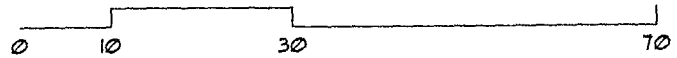
Approval Date 3.16.2010

ACC initials ky



SITE PLAN

LOT 77,
SPYGLASS RIDGE FILING #1
0.267 ACRES



GRAPHIC SCALE

Received on 3/16/2010
Kate Lewis
 By Spyglass Ridge Architectural
 Control Committee

**SPYGLASS RIDGE
ARCHITECTURAL CHECKLIST and APPLICATION**

Street Address: 2562 Eagle Ridge Ct Date: 3-5-10
Lot: 77 Filing No.: 1

Owner: Brian Harris
Address: 3026 A 1/2 rd
Phone: 216-4898 (Home) _____ (Work) 434-2703 (Fax)
Contractor: McGlessor Phone 242-8035 (Home) 278-7114 (Work)
Submittal Date: 3-5-10
Estimated Construction Start Date: 4-1-10
Estimated Construction Completion Date: 8-1-10

SUBMITTAL REQUIREMENTS: (Items 1, 2, 3 & 4 need to be submitted in **duplicate** form
Check-off items included in submittal. Fill-in spaces as indicated).

Check off:

1. **Plot/Site Plan** (in a 1 inch = 10 foot scale) with the following information:

- A. Lot, Block & Filing No.
- B. Address
- C. Setbacks (fill-in with the shortest distance between a property line and the exterior wall closest to that property line):
 - Dwelling
 - Front: 25.00 feet
 - Left Side: 19.50 feet
 - Rear: 00.00 feet
 - Right Side: 19.08 feet
- D. Engineered Site Grading and Drainage Plan
- E. First (main) Floor top of foundation elevation 484 feet
- F. Driveways and walks location.

2. **Architectural Drawings** (in 1/4" = 1'-0" scale) with the following information:

A. Floor Plan(s) with overall dimensions (fill-in the following square foot areas):

First Floor: 2279
Second Floor: _____
Total Area: 2279
Garage: 929

B. Roof Plan(s) indicate all roof pitches and location of roof mounted mechanical equipment including evaporative coolers and enclosures. (Fill-in the following roofing information and submit a sample of the actual roofing material.)

Manufacturer: Tamko
Product Name: Heritage Series
Product Color: Painted Desert
Building Height (First Floor Entry Level to highest ridge or peak): 20' 5 1/2" feet

Approval Date 3/16/2010
ACC initials kh

Lot 77 Filing 1

Spyglass Ridge - Architectural Checklist and Application

Conditions of ACC Approval:

1. Provide an adequate capacity construction trash bin on the Lot (not on the street or sidewalk) and adequately cover the container with a tarp at nighttime. Trash accumulating above container bin rim line must be immediately emptied.
2. Owner and Owner's contractor shall maintain the Lot so that it is free of debris and trash at all times during construction and shall be responsible to collect any trash discharged from the Lot.
3. Owner shall require Owner's contractor to remove any waste concrete and properly dispose of it off from the subdivision premises.
4. Hours of construction for exterior work shall be from 7:00AM to Sunset and shall be subject to City of Grand Junction regulations.
5. Dogs must be on leashes at all times per City ordinances
6. Music and radios are allowed, but shall not be heard beyond the Lot boundary.
7. All construction vehicles shall be parked on adjacent streets unless during temporary deliver of materials.
8. Owner and Owner's contractor shall be responsible for daily cleaning of any rubble and dirt on adjacent streets and sidewalks and shall comply with City of Grand Junction SWMP Regulations 16-143 of City Ordinance 3824. .
9. Prior to commencement of construction, Owner shall cause Owner's contractor to install black colored silt fencing securely staked along side and rear Lot boundaries until Certificate of Occupancy is issued.
10. Red line notations and modifications on the plans are included as a conditional of approval.
11. No permanent fencing and landscaping shall be installed prior to submittal of fencing, landscape and irrigation application and plans to the Spyglass Ridge ACC.
- 12.
- 13.

Architectural Standards and Guidelines dated May 1, 2006 are made a part of this approval and are incorporated herein. Pages 1, 2 and 3 of this Application are included in the Conditions of Approval. Construction must be completed within one year of the date of this approval with a Certificate of Occupancy or this approval shall expire.



Chairman
Spyglass Ridge Architectural Control Committee (ACC)

Approval Date: 3/16/10

Lot Address 2652 Eagle Ridge Ct

Owner Brian Harris

Lot 77 Filing 1

12/1/07

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