

FEE \$ 10.00
 TCP \$ 2554.00
 SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO.

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

Left Station #1,104.00
 Building Address 189 Gunnison Ridge Ct.
 Parcel No. 2945-351-45-034
 Subdivision SPYGLASS RIDGE
 Filing 2 Block _____ Lot 147

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed w/ garage 2824
 Sq. Ft. of Lot / Parcel .339 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2824 (2032 house) (792 garage)
 Height of Proposed Structure 19'-6"

OWNER INFORMATION:

Name Mark Schmalz
 Address 189 Gunnison Ridge Ct
 City / State / GJ CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Kate Heun
Signature Homes of CO
 Address PB Box 4912
 City / State / GJ CO 81502
 Telephone 970.250.6545

***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 PLANNING STAFF

ZONE RSF-2 / Cluster (see attached) Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 10'/15' from PL Rear 25' from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) _____ 2 Parking Requirement Engineered Foundation Req'd +
 Voting District "E" Driveway Location Approval JH. Special Conditions Site Specific Grading + Drainage
 (Engineer's Initials) Plans prepared by licensed Eng Req'd + ACCO approval

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. GRADING PLAN OK. Rick Heun 8-4-10

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 Kate Heun Date 7.27.10
 Planning Approval JH. J.L. Rydell Date 8/9/10

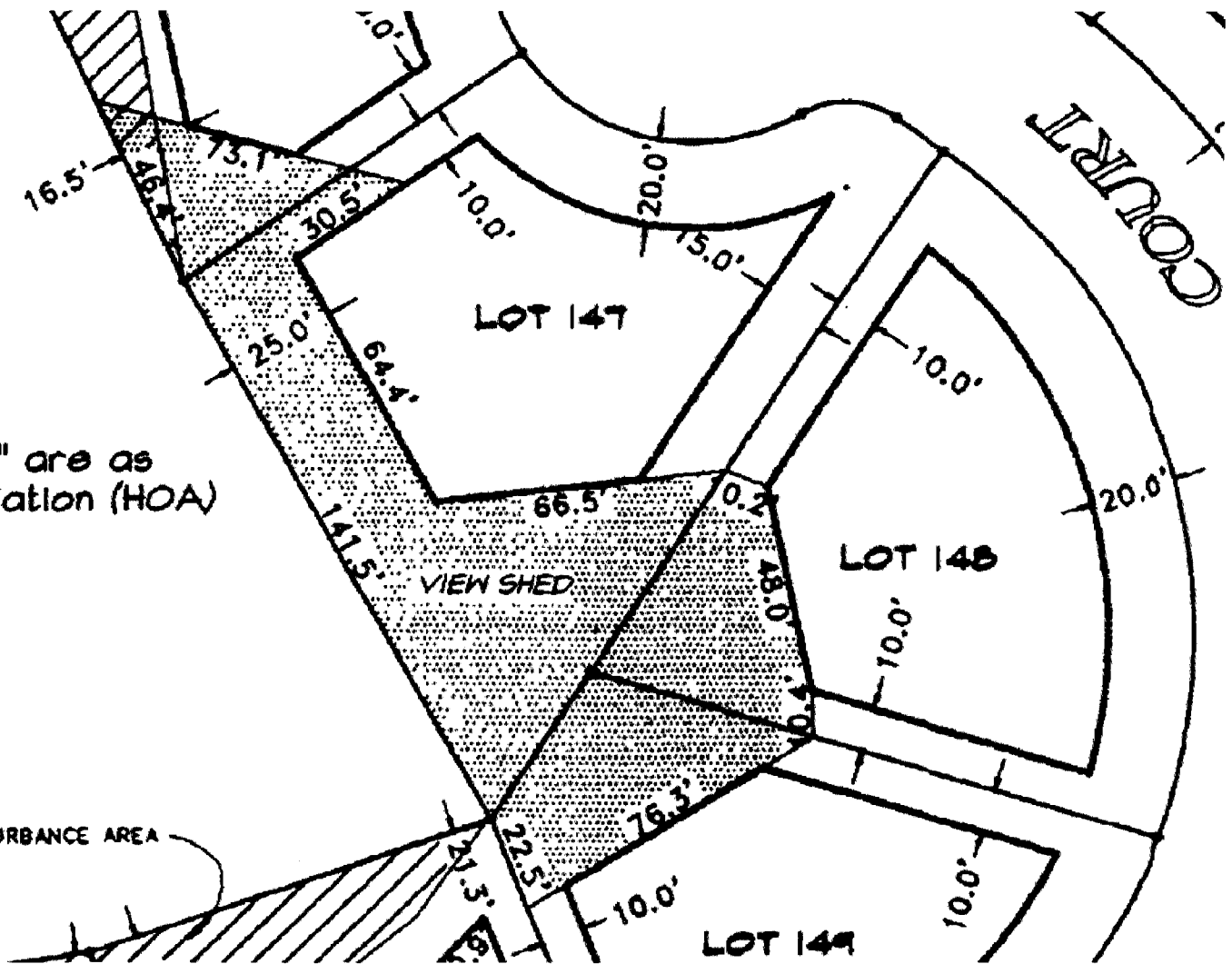
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 21736
 Utility Accounting Done Date 8/15/10

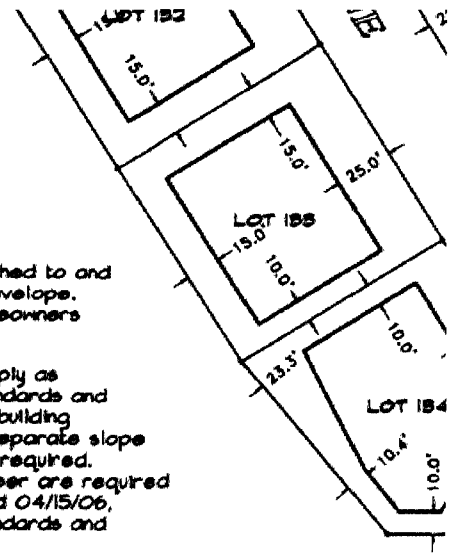
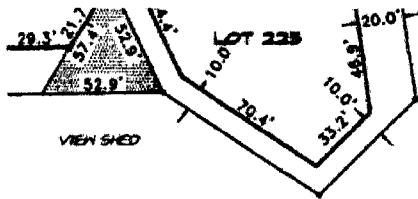
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

OUT

B* and "C" are as
res' Association (HOA)

SETBACK/NO DISTURBANCE AREA





Setbacks apply to primary buildings. All accessory/storage structures shall be attached to and incorporated in the principal dwelling and must be located within the rear building envelope. Refer to Architectural Standards and Guidelines section of the Spyglass Ridge Homeowners Reference and Guidelines manual for additional information.

Special building setbacks, height restrictions and other construction requirements apply as specified in the Covenants, Conditions and Restrictions and/or the Architectural Standards and Guidelines for Spyglass Ridge and by this "Special Building Lot Considerations". Any building excavations with incursions of greater than eight feet into the slope will require a separate slope analysis by Colorado registered geotechnical engineer. Engineered foundations are required. Site specific grading and drainage plans prepared by a Colorado registered engineer are required for all lots. See approved construction drawings by Thompson-Langford Corp., dated 04/15/06, Sheets C4 through C16 for specific lot grading types. Consult the Architectural Standards and Guidelines for details on lot grading and drainage.

This property is using the clustering provisions in the RSF-2 zone district to apply to RMF-B standards. Building envelopes as shown on these sheets shall be adhered to. Variances to the building envelopes will require review and approval of the HOA and, if City RMF-B minimums are exceeded, the Grand Junction Board of Appeals.

View shed areas are restricted to maximum four foot fence heights and shrubs and landscaping vegetation to maximum four foot height.

NO. 2314792
THIS PROPERTY.

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such
by be
own person.

