

Deferred Fees

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. S

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

Left station fees 1,104.00

Building Address 2662 Lockhart Lane
 Parcel No. 2945-264-41-051
 Subdivision Spyglass Ridge
 Filing 1 Block 1 Lot 178

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1964
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface _____
 (Total Existing & Proposed) _____
 Height of Proposed Structure 21' 11"

Zoning Approval
 ✓ called CO 9/13/10
 on deferred log 9/13/10

OWNER INFORMATION:

Name Keith Ehlers
 Address 2774 Monroe Court
 City / State / Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Nathan Poxter
 Address 990 Kestrel Court
 City / State / Grand Junction, CO 81505
 Telephone (970) 210-6324

*TYPE OF HOME PROPOSED:

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

NOTES:

PAID
SEP 13 2010
FEES DEFERRED

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
 SETBACKS: Front 25' from property line (PL)
 Side 10' from PL Rear 20' from PL
 Maximum Height of Structure(s) _____
 Voting District E Driveway Location Approval PH
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES NO
 Floodplain Certificate Required: YES NO
 Parking Requirement 2
 Special Conditions Site specific Grading + Drainage Plans prepared by Licensed Eng + Eng. Foundation Regl

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 [Signature] Date 8-10-2010

Planning Approval PH Pat Dunlap Date 5/11/10 PH

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21028</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/11/10</u>

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)

EHLERS RESIDENCE LOT 178 - SPYGLASS SUBDIVISION 2662 LOOKOUT LANE



2/14
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING DIVISION.
 THE APPLICANT ASSUMES RESPONSIBILITY TO
 VERIFY ALL DIMENSIONS AND SETBACKS.
Patterson 5/11/10

LOOKOUT LN.
 306.98 LF SAN
 @ 0.99%
 8" PVC SDR-35

Driveway OK
 Payless
 + 00

EHLERS RESIDENCE
 LOT 178 - SPYGLASS SUBDIVISION
 2662 LOOKOUT LANE

DRAWN BY	_____
CHECKED	_____
JOB NO.	_____
DATE	_____
REVISIONS	_____

EHLERS RESIDENCE
 SPYGLASS SUBDIVISION

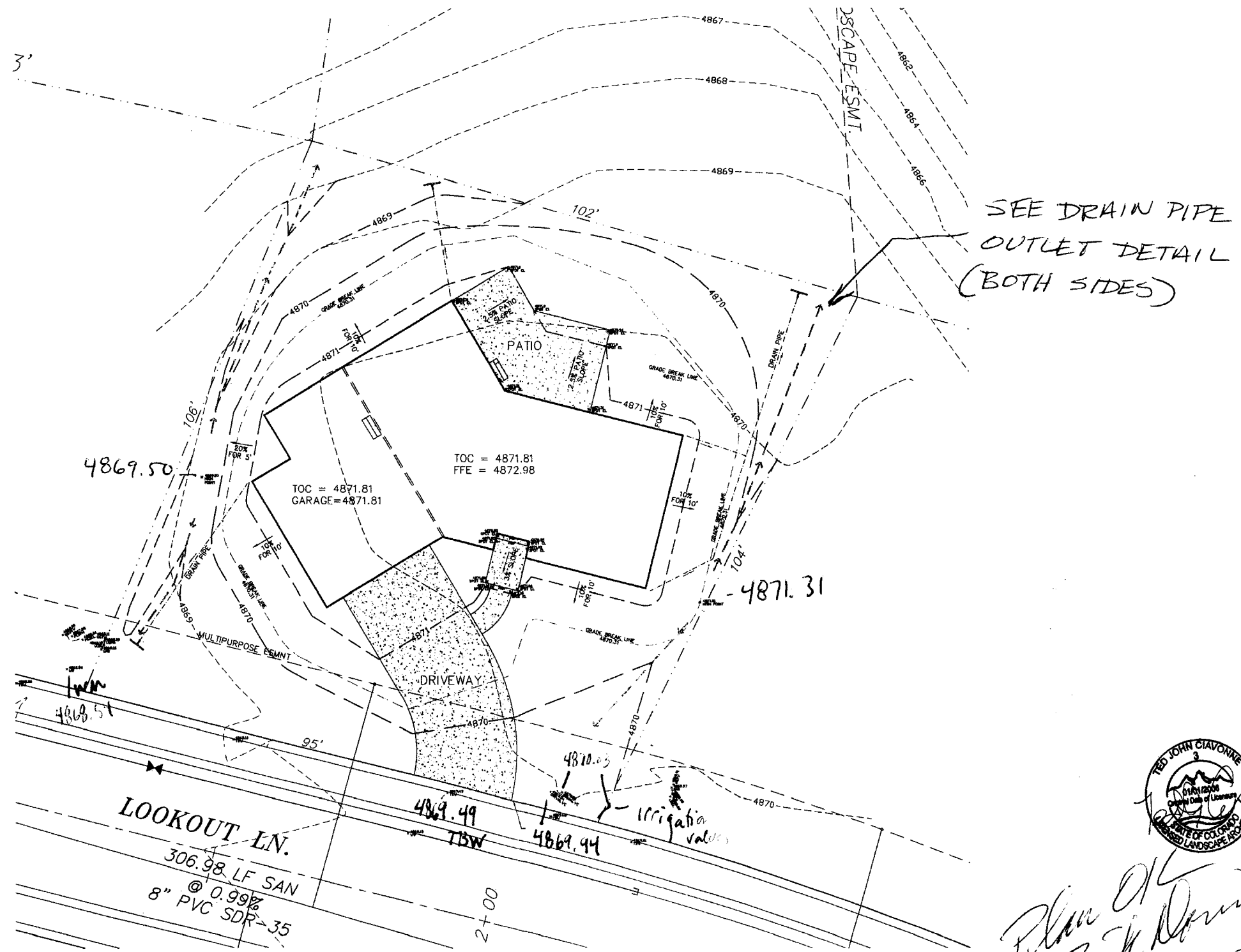
DRAINAGE
 & SITE
 PLAN

EHLERS
 RESIDENCE

1" = 10'

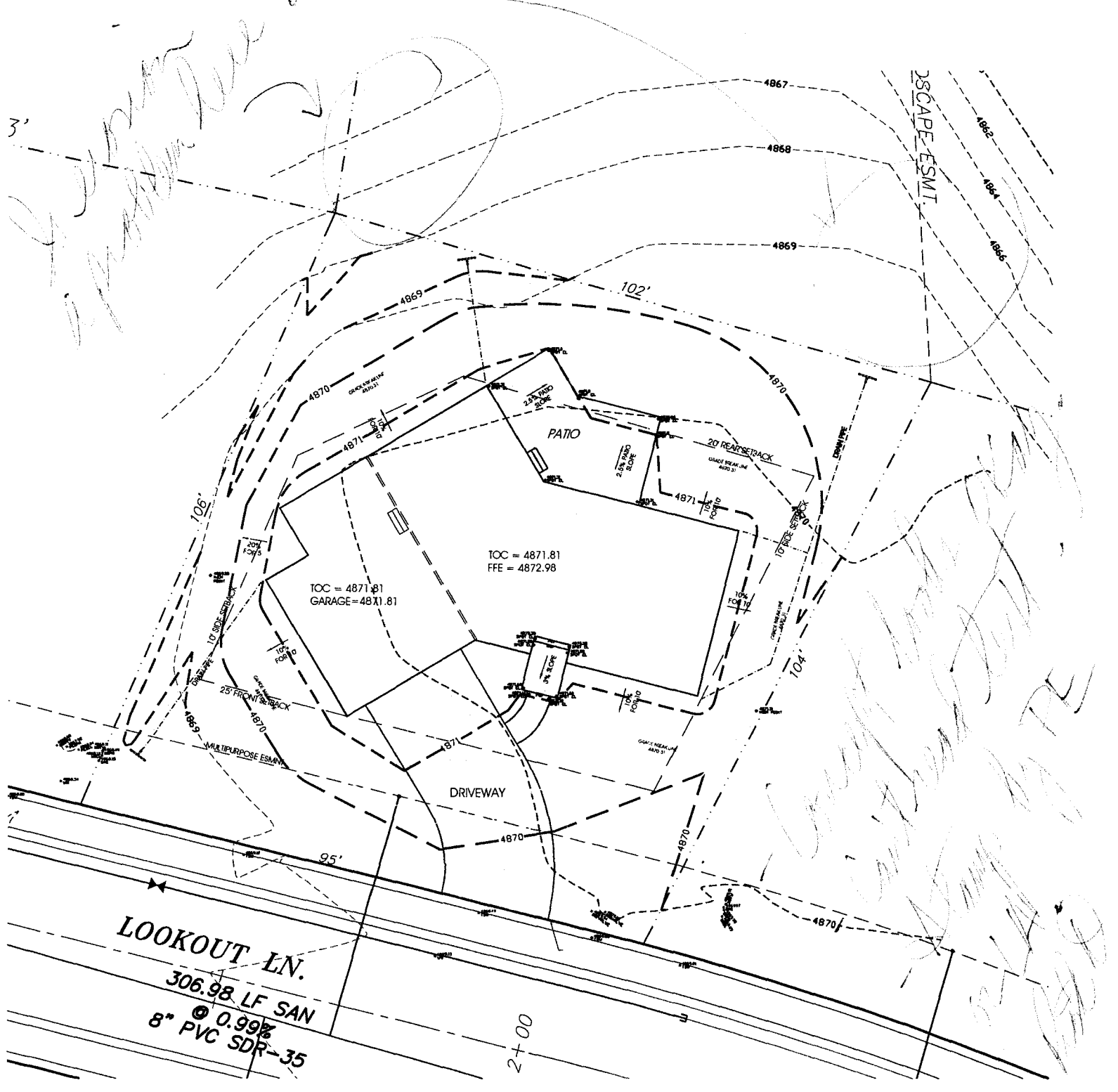
SHEET NO.

00

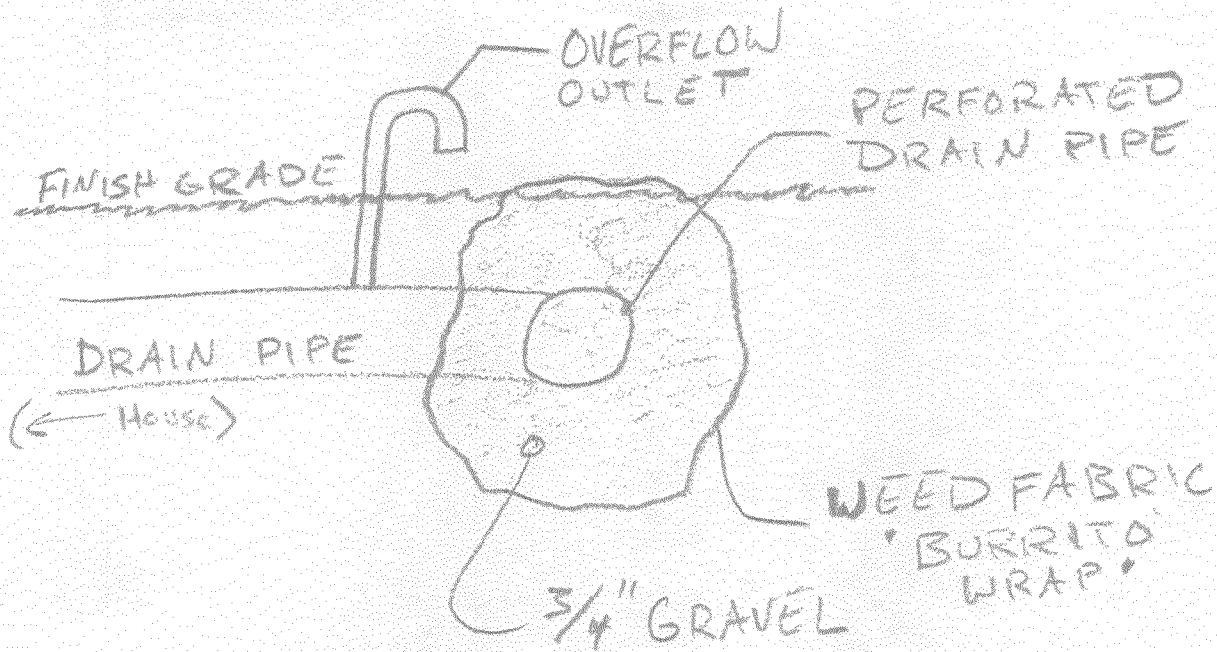


*Plan OK
 Tack Norris
 5-11-10*

EHLERS RESIDENCE
LOT 178 - SPYGLASS SUBDIVISION
2662 LOOKOUT LANE



EHLERS RESIDENCE
EROSION CONTROL CONCEPT



* EROSION CONTROL SYSTEM TO BE
INSTALLED IN SIMILAR FASHION TO
WHAT IS SHOWN ABOVE IN CONCEPTUAL
GRAPHIC.

CONCEPTUAL DRAIN PIPE
OUTLET DETAIL

Concept OK
Tuck Norris
5-11-10