

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 588 Rio Grande Dr. A
 Parcel No. 2943-072-66-005
 Subdivision Ridgewood Heights
 Filing _____ Block 1 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1445
 Sq. Ft. of Lot / Parcel 5010
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1905
 Height of Proposed Structure 11' 1/2"

OWNER INFORMATION:

Name Ridgewood Heights Development, LLC
 Address Box 119
 City / State / Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Jeff Davis
 Address Box 119
 City / State / Fruita, CO 81521
 Telephone 970-216-9786

***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 <u>R-5 / Cluster</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District <u>"D"</u> Driveway Location Approval <u>gld</u> (Engineer's Initials)	Special Conditions <u>Cluster provision using R-8 standards</u>

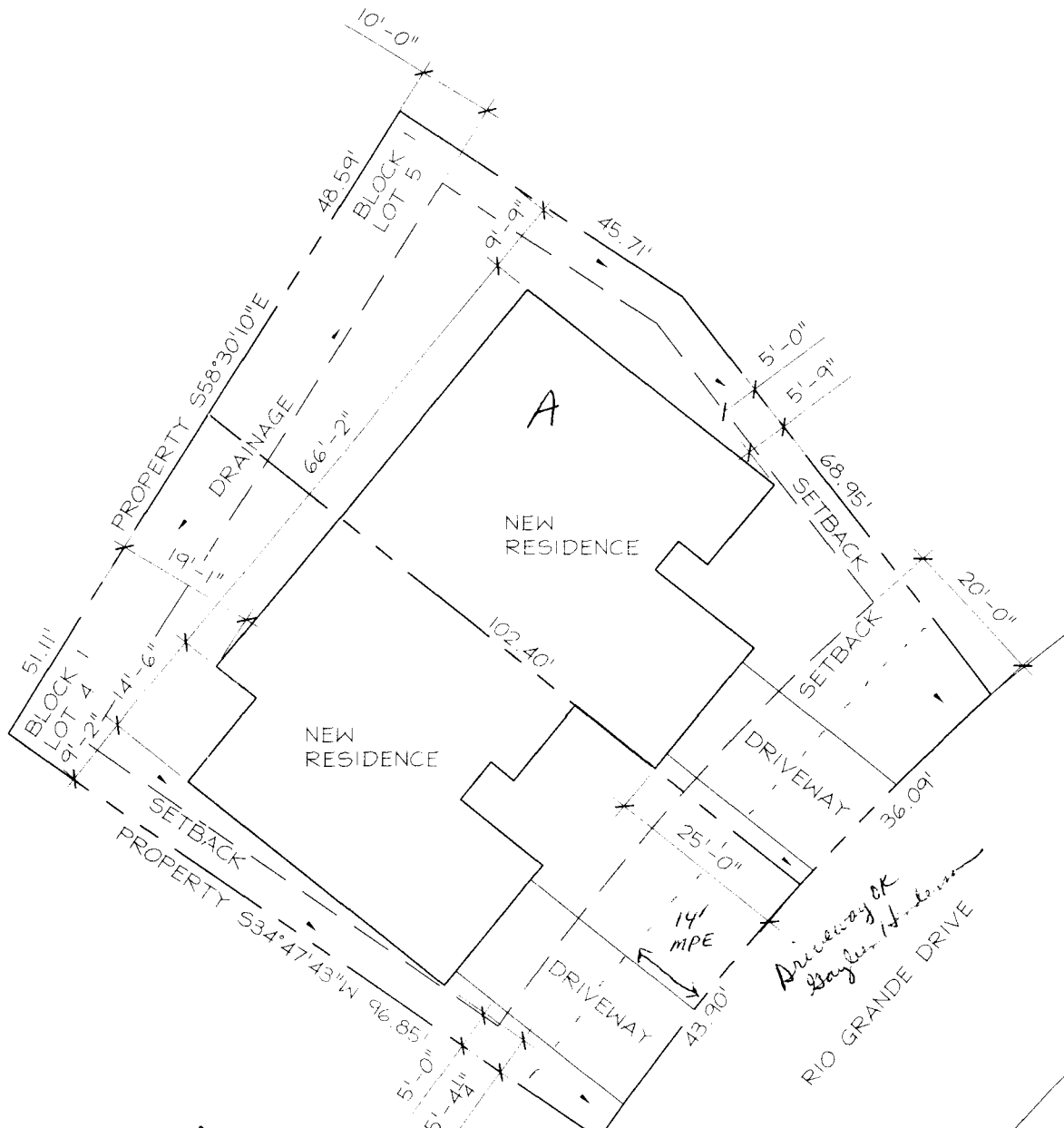
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 6-9-10
 Planning Approval gld / Pat Dunlap Date 6/10/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21714</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/10/10</u>

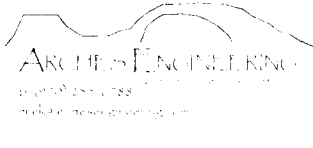
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Pat Decker 6/10/10*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS.

① SITE PLAN



	project: 588A & 588B RIO GRANDE DRIVE GRAND JUNCTION, CO	lot: RIDGEWOOD HEIGHTS DEVELOPMENT 28 1/4 RD AT GRAND VALLEY CANAL GRAND JUNCTION, COLORADO	date: 05/31/10
			job #: 08029
			sheet no: 54