

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 589 Rio Grande Dr. A
 Parcel No. 2943-072-67-002
 Subdivision Ridgewood Heights
 Filing _____ Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1272
 Sq. Ft. of Lot / Parcel 4855
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1732
 Height of Proposed Structure 14' 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 type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES <input 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>JD</u> (Engineer's Initials)	Special Conditions <u>Cluster provisions using R-8 standards</u>

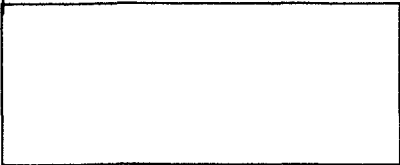
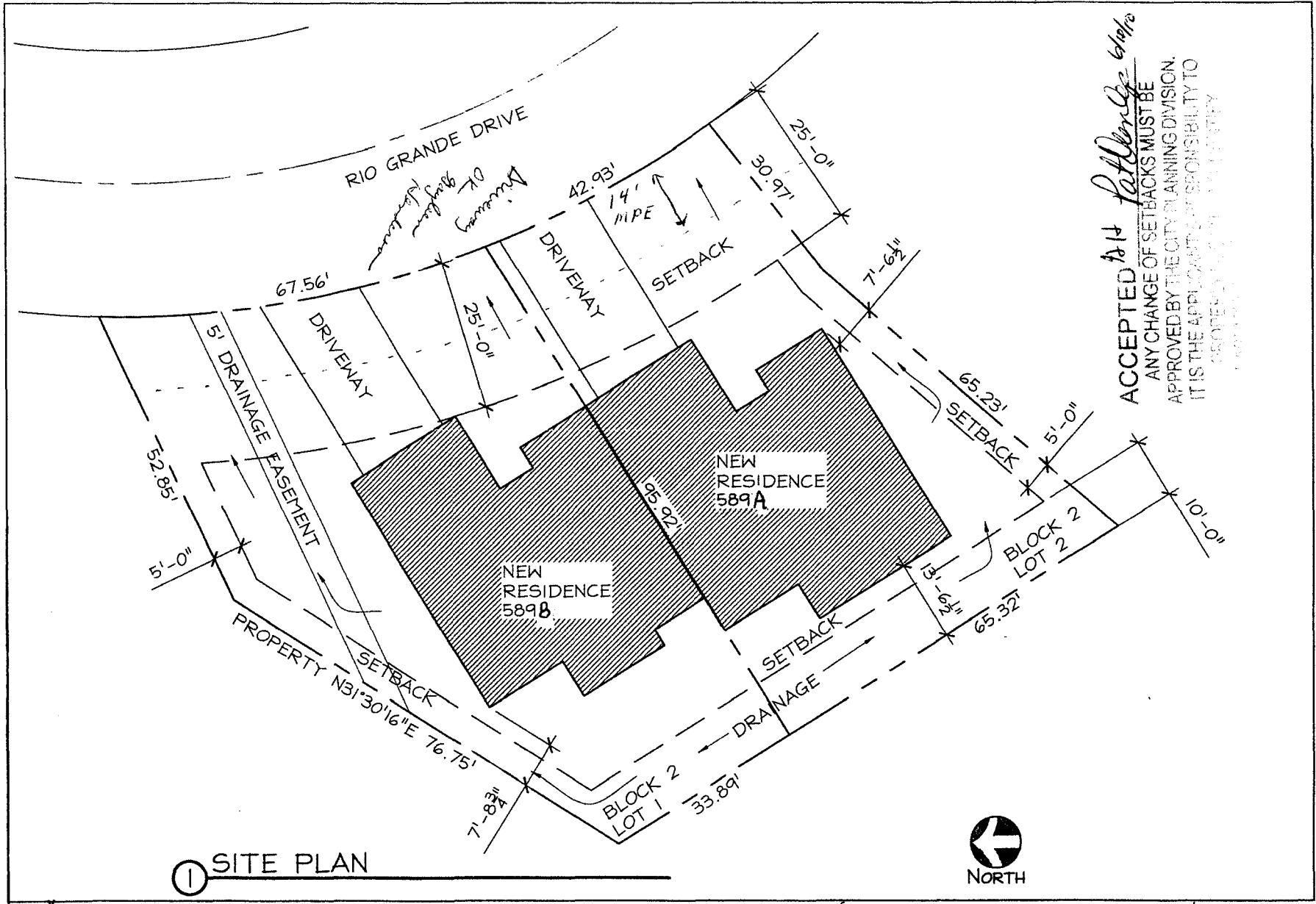
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 [Signature] 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>21715</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)




ARCHES ENGINEERING
 A LIMITED LIABILITY COMPANY
 p. (970) 255-6788
 mail@archesengineering.com

project: **589A & 589B**
 RIO GRANDE DRIVE
 GRAND JUNCTION, CO

for: **RIDGEWOOD HEIGHTS DEVELOPMENT**
 28 1/2 RD AT GRAND VALLEY CANAL
 GRAND JUNCTION, COLORADO

date: **06/10/10**
 job #: **08029**
 sheet no: **S4**