

PCP-2010-425

FEE \$	10
TCP \$	2,554
SIF \$	460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

PCP-2010-425
Recpt 35948

Building Address 2808 Rio Grande Ct.
 Parcel No. 2943-072-67-034
 Subdivision Ridgewood Heights
 Filing 1 Block 2 Lot 34

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1267
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1667
 Height of Proposed Structure 14

OWNER INFORMATION:

Name Ridgewood Heights Development
 Address 588 A Rio Grande Dr.
 City / State / Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ridgewood Heights Dev. Jeff Davis
 Address 588 A Rio Grande Dr
 City / State / G.J. Co 81501
 Telephone 970-216-9786 *K

*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 about the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R8 (CUSTOMER) corner is R-5</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 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 <input checked="" type="checkbox"/>	Special Conditions _____

(Engineer's Initials)

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).

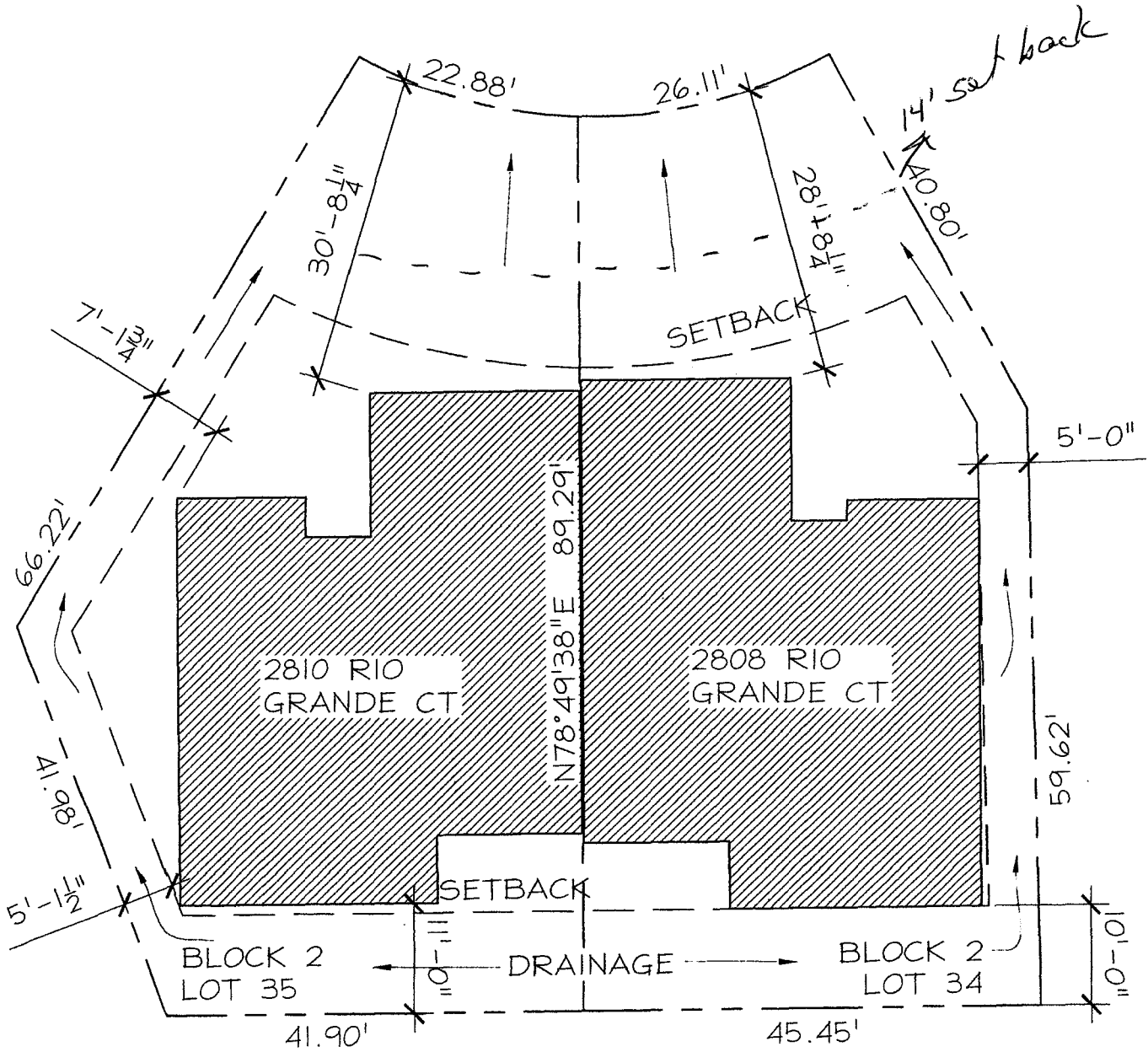
Applicant Signature _____ Date 11-6-10
 Planning Approval [Signature] Date 11/8/10

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>21797</u>
Utility Accounting _____	Date <u>11-8-10</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)

ck #1574

ACCEPTED *[Signature]*
 ANY CHANGE OR SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



① SITE PLAN



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

project:
 2808 & 2810 RIO GRANDE CT
 GRAND JUNCTION, CO

for:
 RIDGEWOOD HEIGHTS DEVELOPMENT
 28 1/4 RD AT GRAND VALLEY CANAL
 GRAND JUNCTION, COLORADO

date: 10/10/10
 job #: 10088
 sheet no: 54