

20x20

FEE \$	10
TCP \$	2,854
SIF \$	460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

PCR-2010-426

Receipt 35948

Building Address 2810 Rio Grande Ct
 Parcel No. 2943-072-67-033
 Subdivision Ridgewood Heights
 Filing 1 Block 2 Lot 33

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1277
 Sq. Ft. of Lot / Parcel 4,007
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1677
 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

*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>R8 (CLUSTER)</u> CURRENT IS R-5	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 <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 11-8-10

Planning Approval Lynne Reynolds (LR) Date 11/8/10

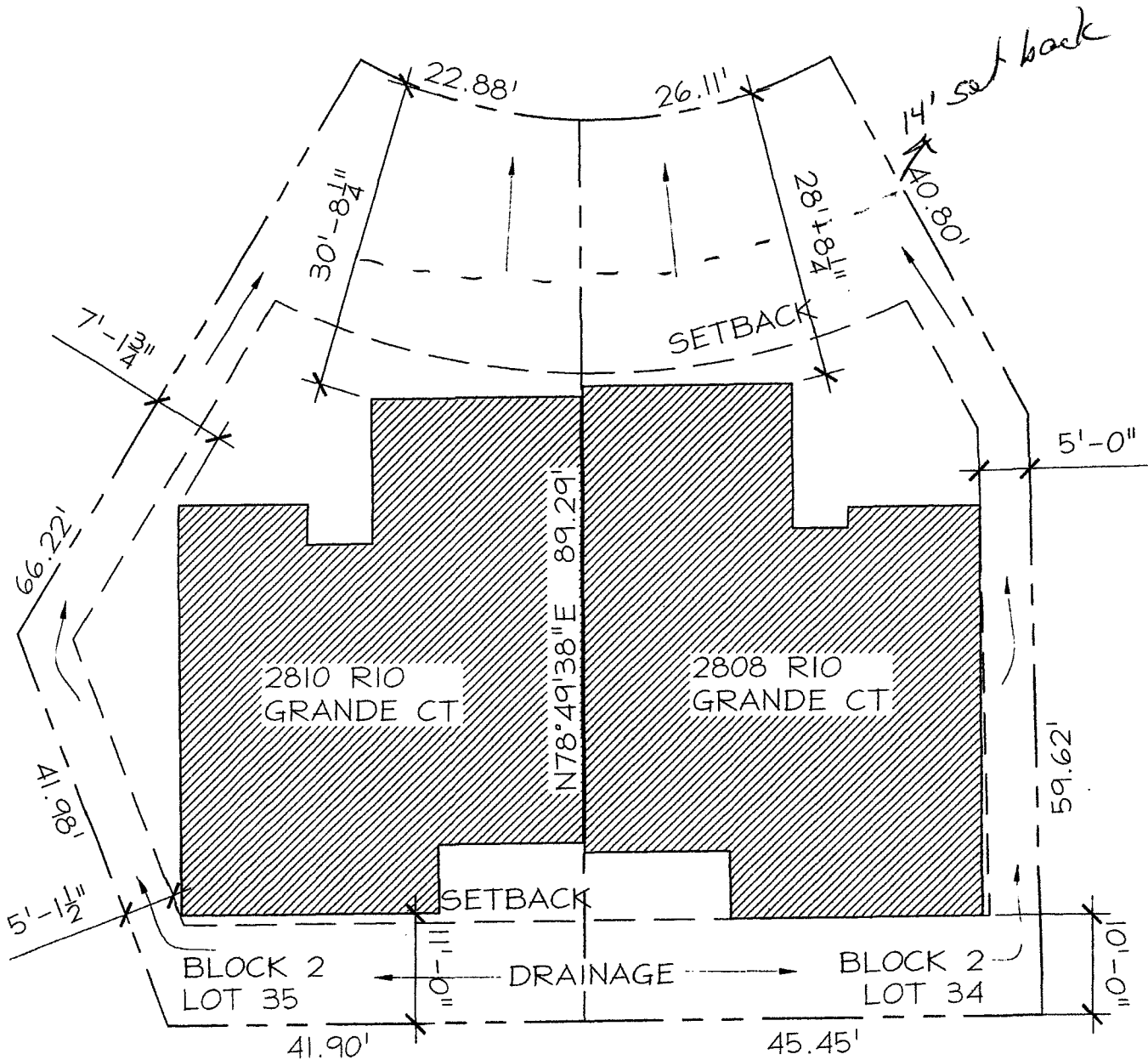
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>217916</u>
Utility Accounting <u>Account</u>	Date <u>11-8-10</u>

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 *J. L. Ryals*
 ANY CHANGES OR BACKS MUST BE
 APPROVED BY THE PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY IDENTIFY AND IDENTIFY
 BASEMENTS AND FOUNDATIONS



① SITE PLAN



ARCHES ENGINEERING
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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:
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