

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 588 Rw Grande Dr. B
 Parcel No. 2943-072-66-004
 Subdivision Ridgewood Heights
 Filing _____ Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1272
 Sq. Ft. of Lot / Parcel ~~3987~~ 4694
 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 R-5/Cluster Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 40' Parking Requirement 2
 Voting District "D" Driveway Location Approval jsd Special Conditions Cluster provisions using R-8 standards
 (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.

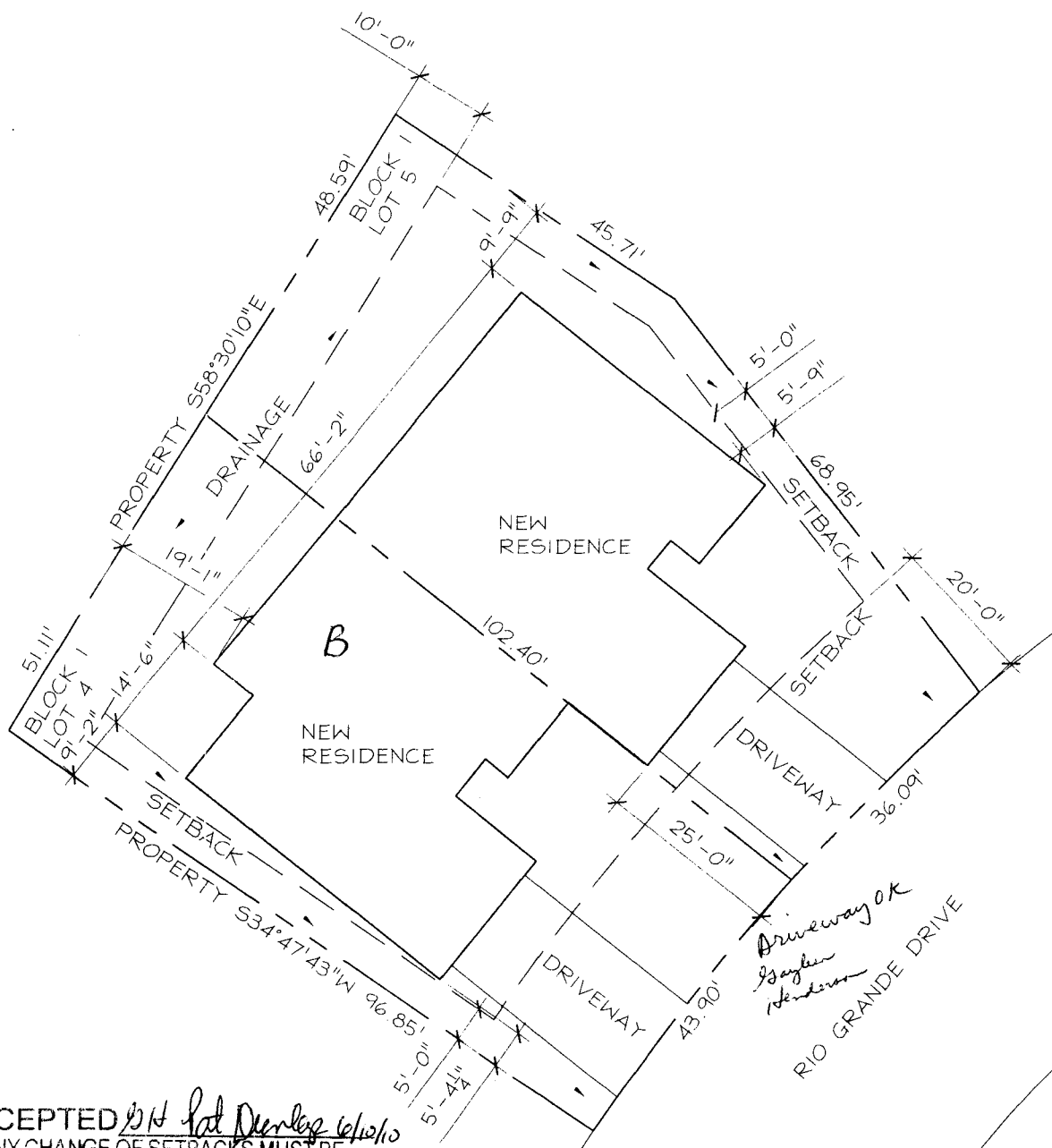
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-9-10
 Planning Approval Pat Deenlap Date 6/10/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21713

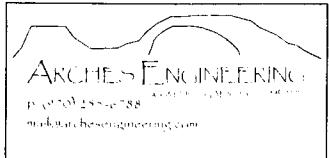
Utility Accounting [Signature] Date 6/10/10

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 *SH* *Set Design 6/10/10*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY THE PROPERTY LINES AND TO IDENTIFY ANY ADJACENT PROPERTIES.

① SITE PLAN



project: 588A & 588B
 RIO GRANDE DRIVE
 GRAND JUNCTION, CO

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

date: 05/31/10
 job #: 08029
 sheet no: S4