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| FEE \$ 70.00 |
| 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. B
 Parcel No. 2943-072-67-001
 Subdivision Ridgewood Heights
 Filing _____ Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1710
 Sq. Ft. of Lot / Parcel 5987
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2170
 Height of Proposed Structure 22' 1 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>blh</u> (Engineer's Initials) | Special Conditions <u>Cluster provisions using R-8 standards</u> |

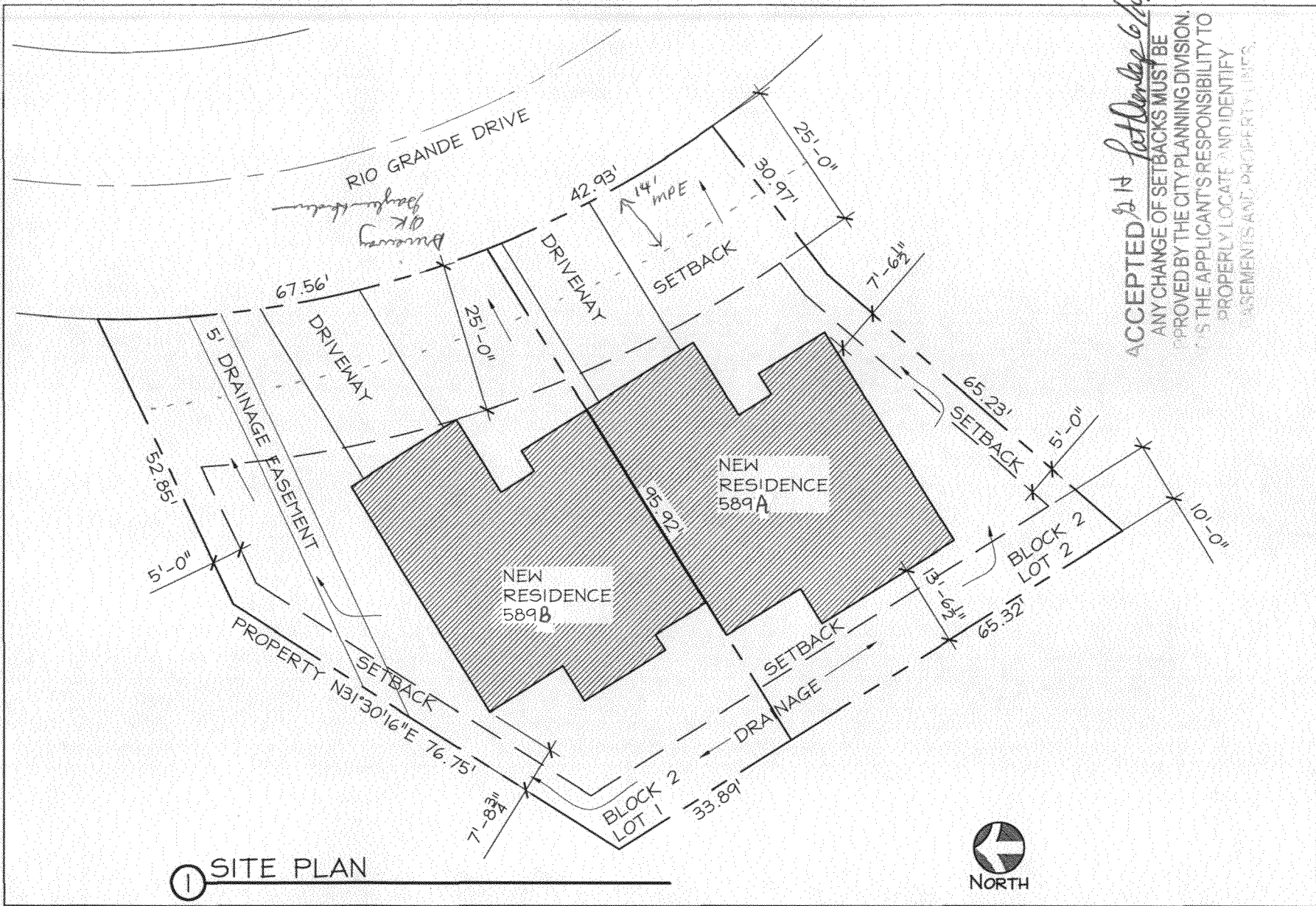
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building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

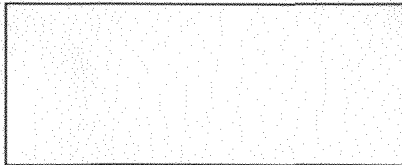
| |
|---|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>21710</u> |
| Utility Accounting <u>arr</u> Date <u>6/10/10</u> |

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 06/14 1st Denial 6/6/10
 ANY CHANGE OF 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:
 589A # 589B
 RIO GRANDE DRIVE
 GRAND JUNCTION, CO

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

date: 06/10/10
 job #: 08029
 sheet no: 54