

DATE SUBMITTED: 3-22-93

PERMIT NO. 44449
FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 370 RIDGE CIRCLE DRIVE

SQ. FT. OF BLDG: 2250

SUBDIVISION THE RIDGES

SQ. FT. OF LOT: 11,000

FILING # 7 BLK # 12 LOT # 28C.

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-201-05-028

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER TREVOR BROWN + KRISTEN ASHBECK

USE OF EXISTING BUILDINGS:

ADDRESS P.O. Box 3181

DESCRIPTION OF WORK AND INTENDED USE:
SINGLE FAMILY RESIDENCE

TELEPHONE: 241-8096

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PD-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' REAR 10'

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

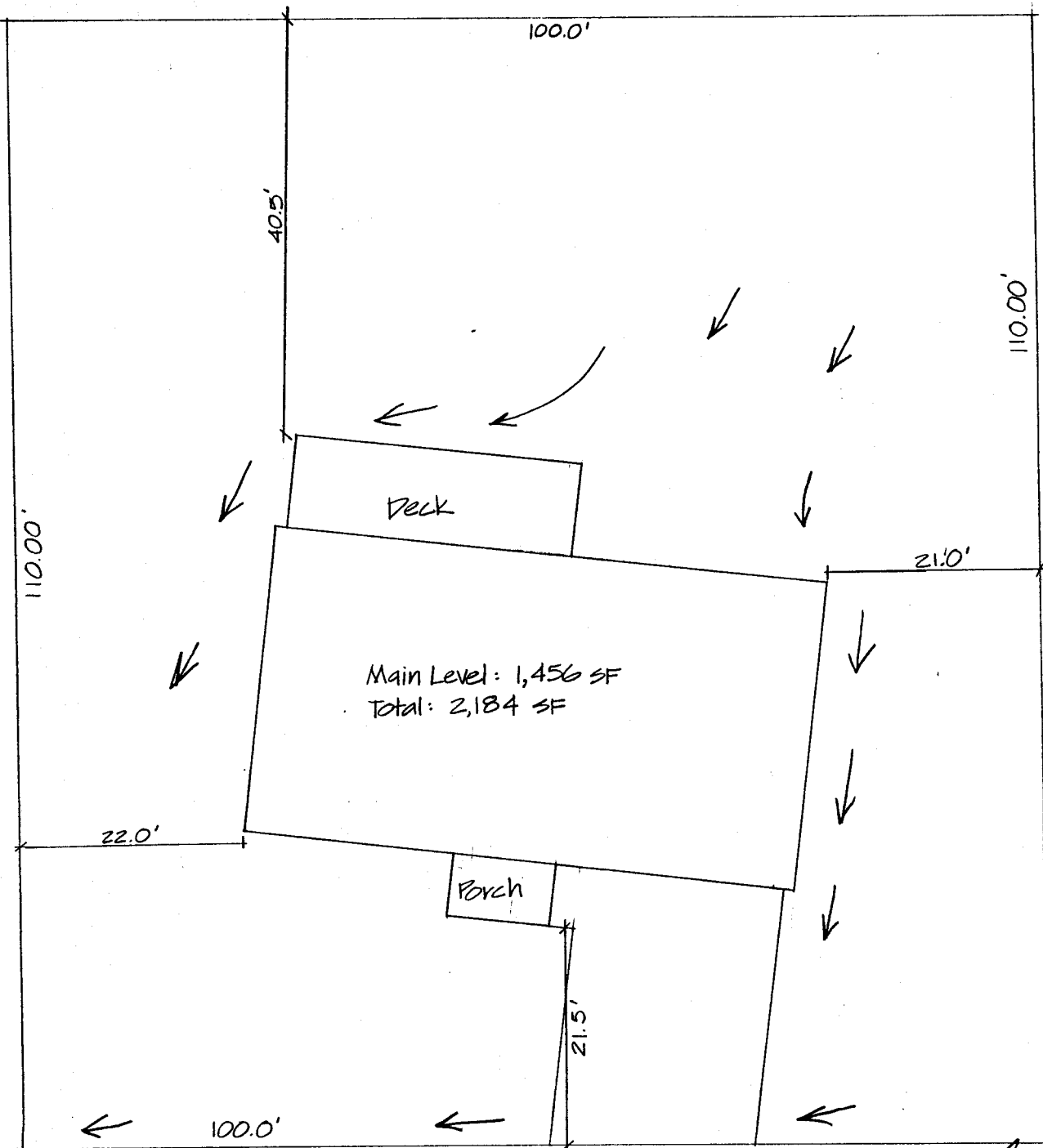
[Signature]
Department Approval

Trevor A. Brown
Applicant Signature

3-19-93
Date Approved

3/19/93
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

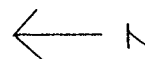


370 Ridge Circle Drive

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

PLOT PLAN

Ridges Filing No 4 Lot 286 Block 12
 2945-201-05-028 11,000 SF



APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

Job No. 93-8
 Builder or Homeowner
Trevor Brown
 Ridges Filing No. 4
 Block 12 Lot 28C
 Pages Submitted 5
 Date Submitted 3-16-93

370 Ridge Circle Drive

A - Approved
 NA - Not Approved

SITE PLAN

- | | | | |
|-------------------------------------|--------------------------|---|--------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>2200</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks | <u>4" concrete</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>4" concrete</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>Natural</u> |

NOTE: Driveway shall be constructed of asphalt or concrete and shall extend to street paving with a 12" minimum drainage pipe extended 2'-0" minimum each side of driveway.

NOTE: All drainage shall be directed away from the foundation and disposed of without flowing onto adjacent lots.

NOTE: Water meter and irrigation riser must not be disturbed without permission of Ridges Metropolitan District.

EXTERIOR ELEVATIONS

- | | | | |
|-------------------------------------|--------------------------|------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | <u>24'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>Asphalt shingle GAF</u> Color <u>Heater (grey/grey)</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>Green/Black (grey) Sterling Wms.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>5" Cottage 190</u> Color <u>green</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Porches or patios | <u>entry (wood) deck (wood)</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Other | _____ |

NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material.

APPROVED SUBJECT TO:

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCO makes no judgement on foundation design.

signature below, builder or owner guarantees that improvements will be constructed as shown on this form and on building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By [Signature] 3-21-93
 By [Signature] 3-21-93
[Signature] 3-21-93

Builder/Realtor/Homeowner
 By [Signature]
 Date 3-21-93