

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 54342

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

PC
JAF

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2335 Rattlesnake Ct. TAX SCHEDULE NO. 2945-202-19-021
SUBDIVISION The Ridger SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1440
FILING 5 BLK 25 LOT 21A SQ. FT. OF EXISTING BLDG(S) NA
(1) OWNER G.H. Garrett NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2397 Mariposa Dr. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 243-0572 USE OF EXISTING BLDGS _____
(2) APPLICANT G.H. Garrett DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____
(2) TELEPHONE _____ Construct new single family residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR4 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 0' to 10' from PL Rear 10' from PL
Maximum Height _____
CENS.T. 14 T.ZONE 96 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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 G.H. Garrett Date 11-6-95
Department Approval Gonnie Edwards Date 11-6-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. transferred taps from 375 Hillman Dr
Utility Accounting Millie Fowler Date 11-6-95

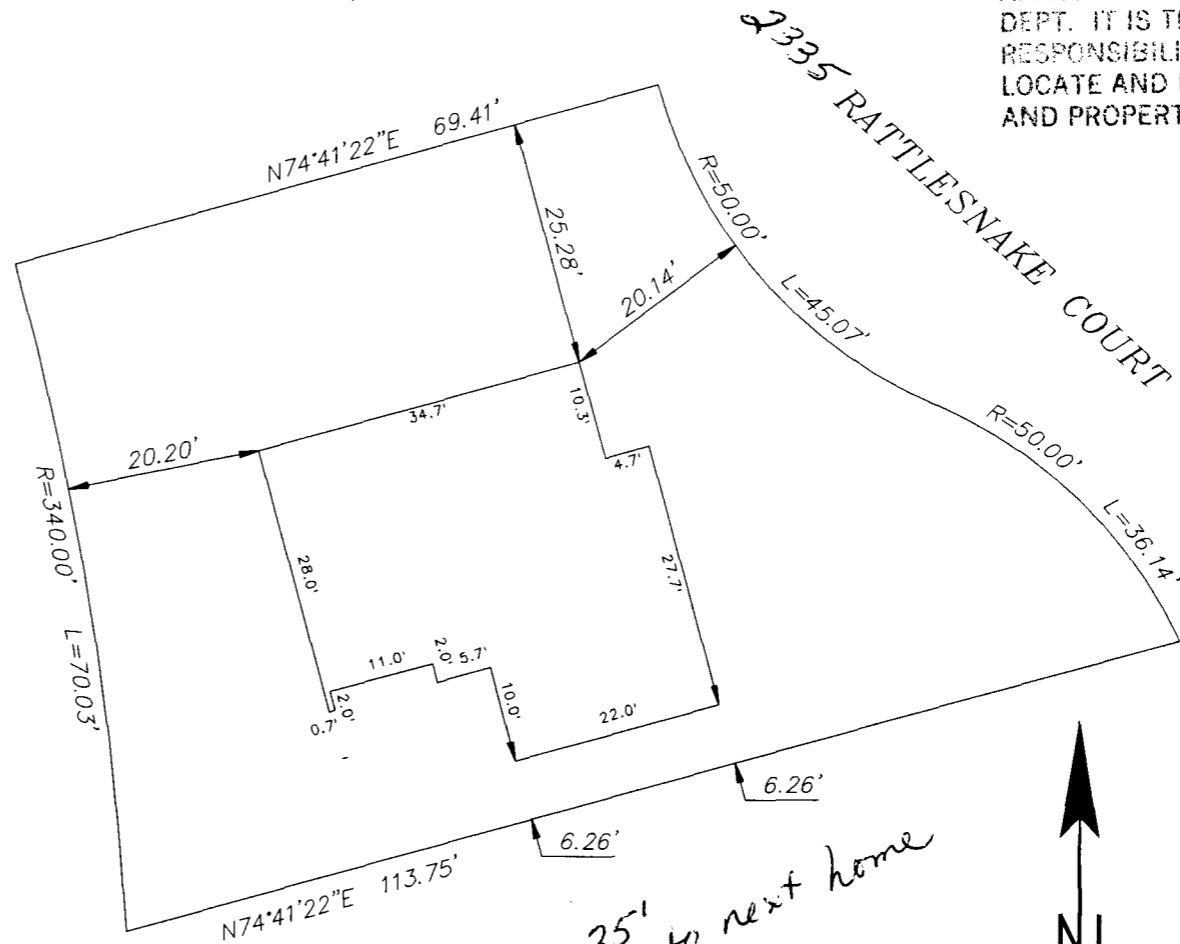
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

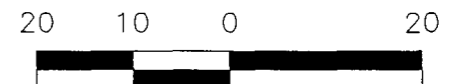
LOT 21A, BLOCK 25, THE RIDGES FILING 5

5' IRR. AND/OR WATER ESMT. ON ALL LOT LINES

ACCEPTED *Romine 11/6/95*
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.



SCALE: 1" = 20'



► APPROVAL FOR BUILDING PERMIT ◀
 Ridges Architectural Control Committee (ACCO)

2945-202-19-021

A - Approved
 NA - Not Approved

Job No. _____
 Builder or Homeowner G.H. Lee Garrett
 Ridges Filing No. 5
 Block 25 Lot 21A
 Pages Submitted 6
 Date Submitted Oct 25, 95

Rattlesnake Ct.

SITE PLAN

<input type="checkbox"/>	<input type="checkbox"/>	Front setback (20'-0" minimum)	<u>20.14'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Rear setback (10'-0" minimum)	<u>20.20'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Side setbacks (10'-0" minimum "B" and "C" lots)	<u>6.26' and 25.28'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Square Footage	<u>1440</u>
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<u>NONE</u>
<input type="checkbox"/>	<input type="checkbox"/>	Driveway (asphalt or concrete)	<u>4" concrete</u>
<input type="checkbox"/>	<input type="checkbox"/>	Drainage	<u>Front to Rear (East to NW)</u>
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping	<u>Final Grade</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 type="checkbox"/>	<input type="checkbox"/>	Height (25'0" maximum)	<u>23'</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof - Material	<u>Asphalt Shingle</u> Color <u>Weathered Wood</u>
<input type="checkbox"/>	<input type="checkbox"/>	Trim - Color	<u>Dark Gray</u>
<input type="checkbox"/>	<input type="checkbox"/>	Siding - Material	<u>T-111 wood</u> Color <u>Light gray</u>
<input type="checkbox"/>	<input type="checkbox"/>	Material	Color _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick - Color	_____
<input type="checkbox"/>	<input type="checkbox"/>	Stone - Color	_____
<input type="checkbox"/>	<input type="checkbox"/>	Balcony	_____
<input type="checkbox"/>	<input type="checkbox"/>	Porches or patios	_____
<input type="checkbox"/>	<input type="checkbox"/>	Other	<u>Deck (20'x10')</u>

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.

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

RIDGES Architectural Control Committee	Builder/Realtor/Homeowner
By <u>[Signature]</u> <u>10/25/95</u>	By <u>[Signature]</u>
By <u>[Signature]</u>	Date <u>25 Oct 95</u>