

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 56623

✓ TCP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2335 1/2 Hattleswale Ct TAX SCHEDULE NO. 2945-202-19-020
 SUBDIVISION The Bridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1460 + basement
 FILING 5 BLK 25 LOT 20A SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER G.H. Garrett NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE same USE OF EXISTING BLDGS Residential Home
 (2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2397 Margosa Dr. New Construction
 (2) TELEPHONE 243-6572

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 PR-4 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 20' - (2 fronts) from PL 10' between units
 Maximum Height 25' CENSUS TRACT _____ TRAFFIC ZONE _____

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 6-20-96
 Department Approval Gonnie Edwards Date 6/24/96

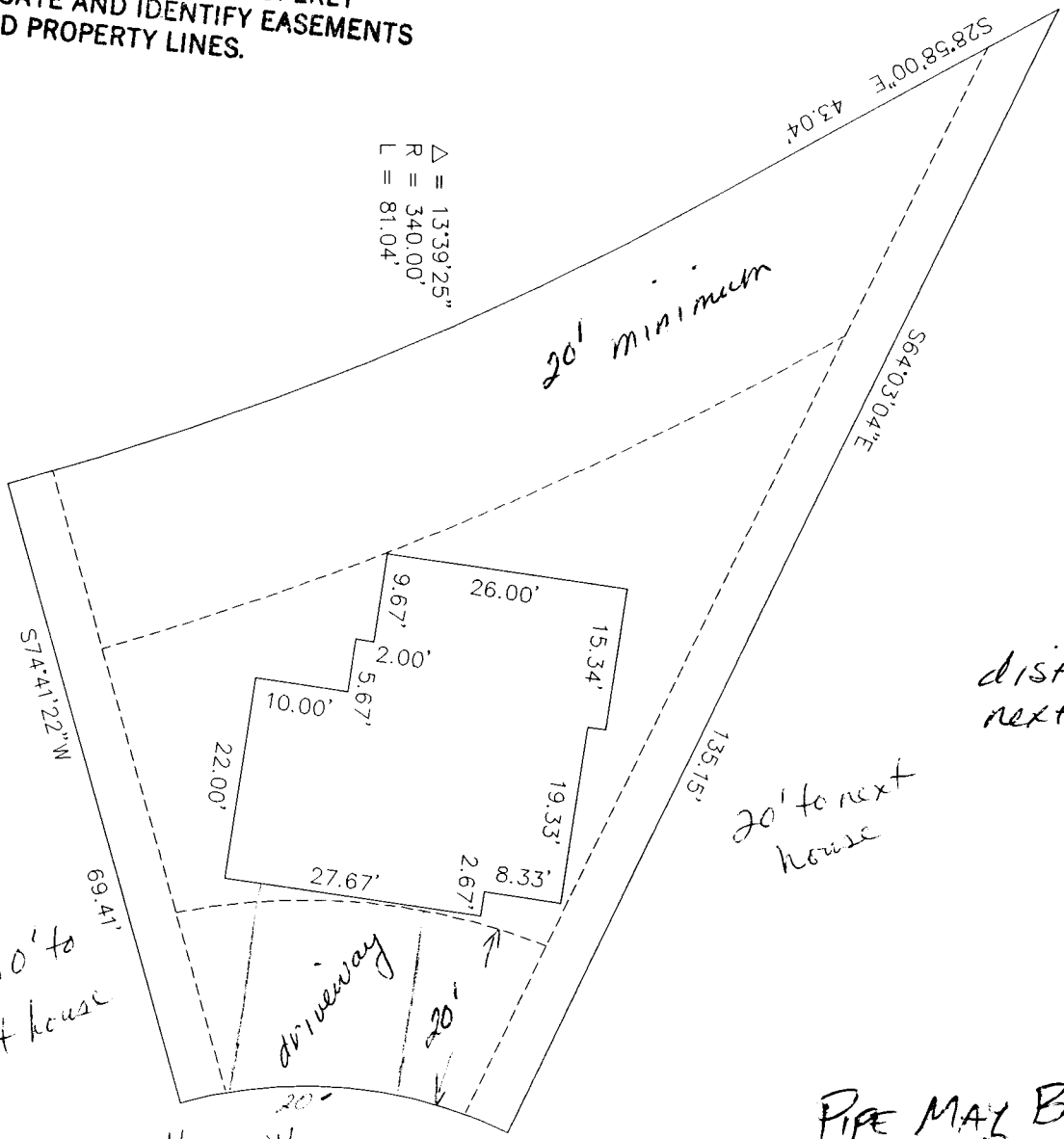
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. wo-9295 Transfer Sewertap from 375 Hillswood Dr
 Utility Accounting Millie Fowler Date 6-24-96

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)

ACCEPTED *Bonnie* 6/24/96
 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.

$\Delta = 13.39.25"$
 $R = 340.00'$
 $L = 81.04'$



20' minimum

distance to next unit -

20' to next house

30' to next house

2335 1/2 Rattlesnake Ct.

$\Delta = 41.15.32"$
 $R = 50.00'$
 $L = 36.01'$

PIPE MAY BE REQUIRED FOR DRAINAGE DRIVEWAY LOCATION OK
J. Kliska
 6-21-96

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

2945-207-19-020

Job No. _____
 Builder or Homeowner G.H. Garrett
 Ridges Filing No. 5
 Block 25 Lot 20A
 Pages Submitted 5
 Date Submitted 5-20-96

2335 1/2 Rattlesnake Ct.

A - Approved
 NA - Not Approved

SITE PLAN

<input type="checkbox"/>	<input type="checkbox"/>	Front setback (20'-0" minimum)	<u>20'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Rear setback (10'-0" minimum)	<u>20'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Side setbacks (10'-0" minimum "B" and "C" lots)	<u>5' and 15'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Square Footage	<u>1480</u>
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks	_____
<input type="checkbox"/>	<input type="checkbox"/>	Driveway (asphalt or concrete)	<u>concrete 4'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Drainage	<u>east to west</u>
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping	<u>desert minimal irrigation</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>22'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Roof - Material	<u>Asphalt Shingle</u> Color <u>Grey</u>
<input type="checkbox"/>	<input type="checkbox"/>	Trim - Color	<u>grey dark</u>
<input type="checkbox"/>	<input type="checkbox"/>	Siding - Material	<u>cottage lap</u> Color <u>grey (light)</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 type="checkbox"/>	<input type="checkbox"/>	Porches or patios	<u>deck</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:

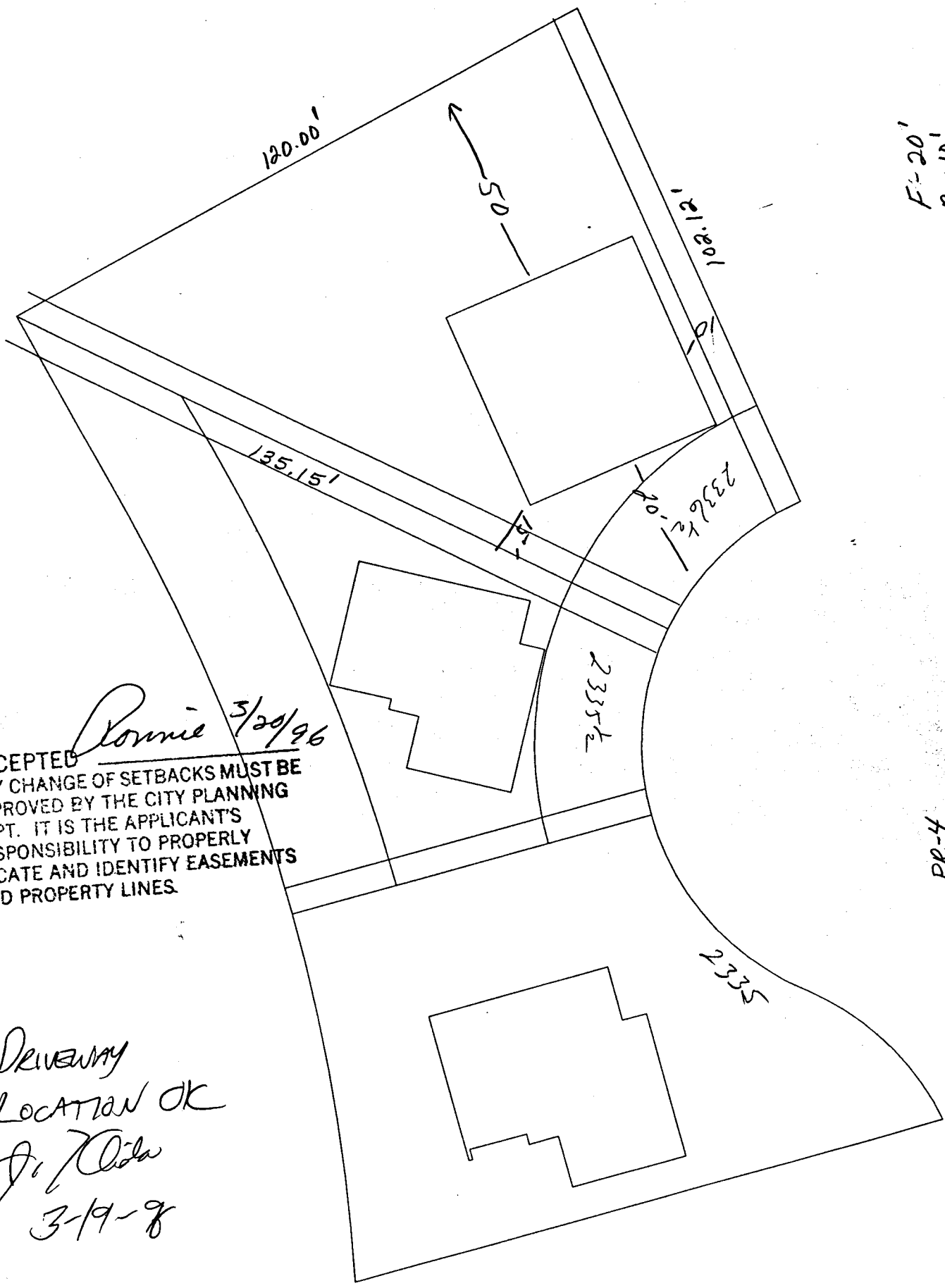
APPROVED Ridges Architectural
 Control Committee

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 on building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By [Signature]
 By [Signature]

Builder/Realtor/Homeowner
 By [Signature]
 Date _____



5 min.
 F=20'
 R=10'
 S=10' bottom ledge

ACCEPTED Ronnie 3/29/96
 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.

DRIVEWAY
 LOCATION OK
 J. Kida
 3-19-98

PR-4