

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 61334

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

#22 2384 Ride Creek Dr.

BLDG ADDRESS Grand Junction, CO 81503 TAX SCHEDULE NO. 2945-174-24-1580-Residence

SUBDIVISION The Ridges, Entrada II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 451 - garage

FILING 2 BLK 9 LOT 22 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER G.H. Lee Garrett NO. OF DWELLING UNITS BEFORE: -0- AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 375 Hillview Dr. Grand Junction, CO 81503

(1) TELEPHONE 243-0572 (p) 256-8171 NO. OF BLDGS ON PARCEL BEFORE: -0- AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Lee Garrett USE OF EXISTING BLDGS Residence

(2) ADDRESS 375 Hillview Dr. DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 243-0572 New Residential Construction

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-4 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req't 2

Side _____ from PL Rear as per plan from PL Special Conditions _____

Maximum Height 25'

CENSUS 19 TRAFFIC 96 ANNEX# _____

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 [Signature] Date July 25, 1997

Department Approval [Signature] Date 7/28/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. OK to issue Bldg Permit

Utility Accounting [Signature] Date 7-28-97

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)

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

Tax 2945-174-24 - (004-034)

- Approved
 - Not Approved

Job No. En/ra00 townhomes 14
 Builder or Homeowner Lee Garrett 'Ridge Park'
 Ridges Filing No. 2
 Block 9 Lot 22
 Pages Submitted 1
 Date Submitted 6-26-97

243-0572

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>10'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>per Approved plat</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1550 living space 420 garage</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage <u>By Engineer</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>All provide with HOA</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>19'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>asphalt 25 yr.</u> Color <u>gray</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>stucco</u> Color <u>tan & match shutters</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 _____ |

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

APPROVED SUBJECT TO:

NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or conformance to all applicable codes.

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

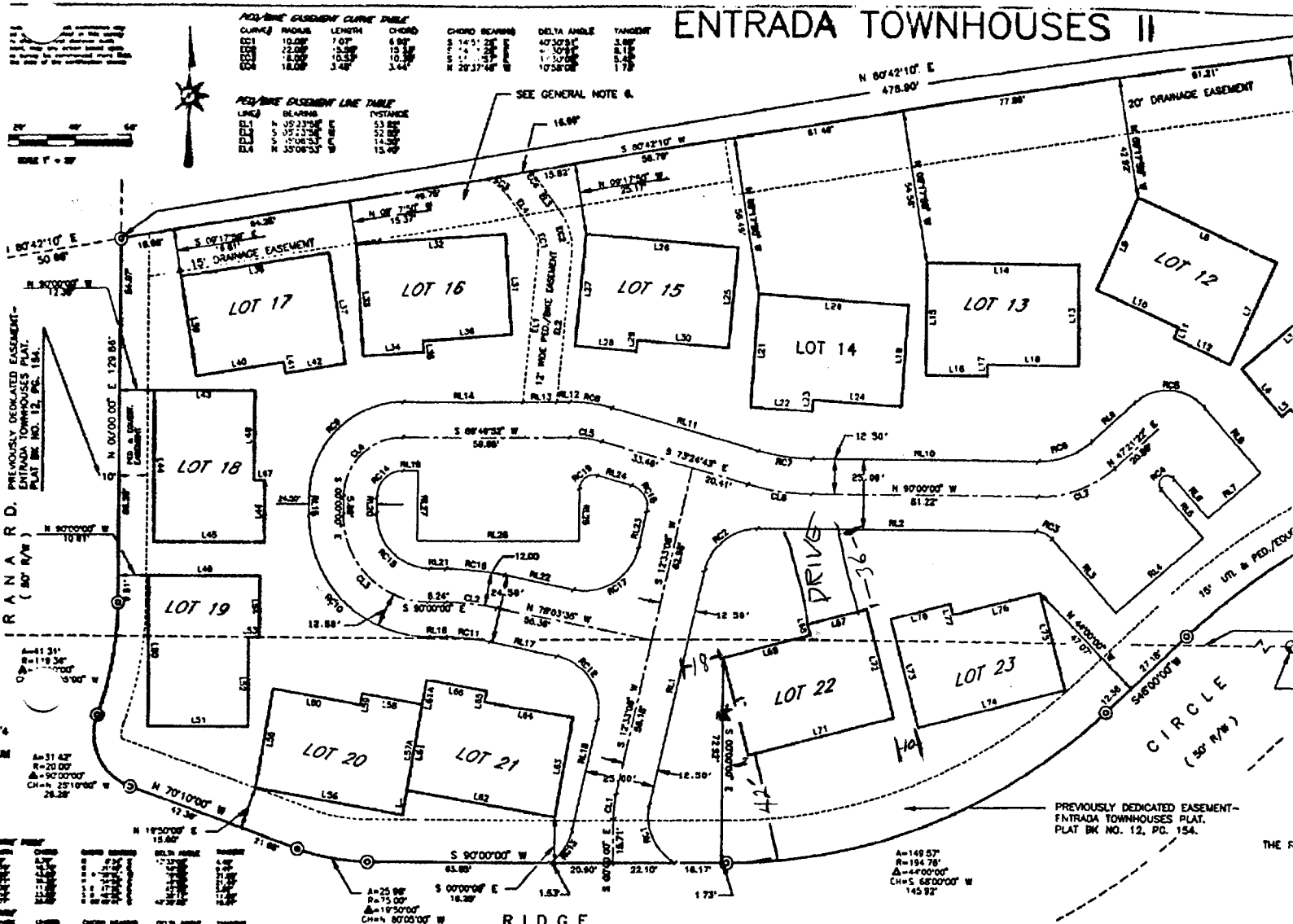
RIDGES Architectural Control Committee
 By [Signature]
 By _____
 Builder/Realtor/Homeowner
 By _____
 Date _____

ENTRADA TOWNHOUSES II

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
REB1	10.00'	7.07'	6.88'	S 145° 12' 36" W	40° 50' 00"	3.00'
REB2	12.00'	8.50'	8.12'	S 145° 12' 36" W	40° 50' 00"	3.60'
REB3	14.00'	10.00'	9.60'	S 145° 12' 36" W	40° 50' 00"	4.20'
REB4	16.00'	11.43'	11.00'	S 145° 12' 36" W	40° 50' 00"	4.80'

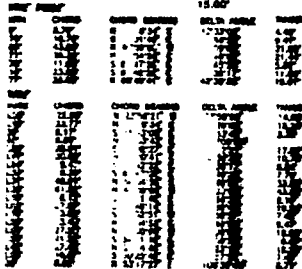
EASEMENT	BEARING	DISTANCE
REB1	S 145° 12' 36" W	53.44'
REB2	S 145° 12' 36" W	52.88'
REB3	S 145° 12' 36" W	52.32'
REB4	S 145° 12' 36" W	51.76'

SEE GENERAL NOTE 6.



RANARD, PREVIOUSLY DEDICATED EASEMENT- ENTRADA TOWNHOUSES PLAT, PLAT BK. NO. 12, PG. 154.

PREVIOUSLY DEDICATED EASEMENT- ENTRADA TOWNHOUSES PLAT, PLAT BK. NO. 12, PG. 154.



LEGEND

- - MESA COUNTY SURVEY MARKER
- - FOUND 5/8" REBAR AS NOTED
- ⊙ - FOUND 5/8" REBAR IN CONC-L.S. 18469
- - BUILDING LOT BOUNDARY

GENERAL NOTES

1. Basis of Bearing is N 89° 50' 27" W 1287.34 feet between Mesa County Survey Marker for the S.E. Corner of Section 17 and the S.W. Corner of the SE1/4SE1/4 of Sec. 17 by the plat of "THE RIDGES, PLAT NO. 516", recorded at Plat Book 12, Page 306 Mesa County real property records.
2. Elevations are based upon a City Benchmark established at the S.E. Corner of Sect with an elevation of 4885.91 (NAVD 1988).
3. All easements are Multi-Purpose Easements unless otherwise noted.
4. All areas that are not Lots or Specific Easements are considered Common Open Space. Common Open Space areas, including private roads, are considered multi-purpose easements.
5. Maintenance and operation of Common Tract and Cutoffs is the responsibility of the Homeowners Association.
6. 15' Equestrian, Pedestrian and Utility Easement (recorded at Plat Book 12, Page 154) running along the northerly property line between the 10 foot easement on the east and on the west line is extinguished herewith.

LINE	BEARING	DISTANCE
RL1	S 123° 30' 00" W	80.50'
RL2	N 90° 00' 00" W	60.70'
RL3	N 112° 15' 00" W	54.70'
RL4	S 48° 15' 00" W	41.00'
RL5	S 123° 30' 00" W	72.50'
RL6	N 48° 15' 00" W	18.30'
RL7	S 123° 30' 00" W	30.40'
RL8	S 90° 00' 00" W	21.20'
RL9	S 123° 30' 00" W	53.47'
RL10	S 44° 45' 00" W	3.80'
RL11	S 123° 30' 00" W	12.10'
RL12	S 123° 30' 00" W	6.20'
RL13	S 123° 30' 00" W	6.20'
RL14	S 123° 30' 00" W	24.40'
RL15	S 123° 30' 00" W	3.70'
RL16	S 123° 30' 00" W	5.70'
RL17	S 123° 30' 00" W	5.70'
RL18	S 123° 30' 00" W	20.10'

Survey Certification
I, the undersigned, do hereby certify that the accompanying plat of the ENTRADA TOWNHOUSES II is a true and correct copy of the original plat as filed in the office of the County Clerk and County Auditor of Mesa County, Colorado, and that the same complies with all requirements of the State and Constitutions of the State and all applicable regulations and ordinances.

ACCEPTED *KP 7/28/97*
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 AS PER APPROVED SITE PLAN
J. K. 7-25-97