

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



BLDG PERMIT NO. 63216

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

✓

#10 2386 Ridge Circle Dr.
 BLDG ADDRESS Grand Junction, CO 81503 TAX SCHEDULE NO. 2945-174-21-(004-034)
 SUBDIVISION The Ridges, Entrada II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1860 living 435 garage
 FILING 2 BLK 9 LOT 10 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER Don Fleisjer NO. OF DWELLING UNITS
200 East Main BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Aspen, CO 81611
 (1) TELEPHONE (970) 925-2122 NO. OF BLDGS ON PARCEL
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Lee Garrett USE OF EXISTING BLDGS 0
 (2) ADDRESS 375 Hillview Dr. 81503 DESCRIPTION OF WORK AND INTENDED USE:
Grand Junction, CO New Residential Construction
 (2) TELEPHONE (970) 243-0572 Townhome adjoining w/ #9

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 Maximum coverage of lot by structures entire lot
must be within platted lot as shown
 SETBACKS: Front _____ from property line (PL) on plan Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height 25' Special Conditions building footprint must be within platted lot
 CENSUS 1401 TRAFFIC 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 [Signature] Date 9-11-97
 Department Approval [Signature] Date 10/21/97
 Additional water and/or sewer tap fee(s) are required: YES ✓ NO _____ W/O No. 10638
 Utility Accounting [Signature] Date 10-21-97

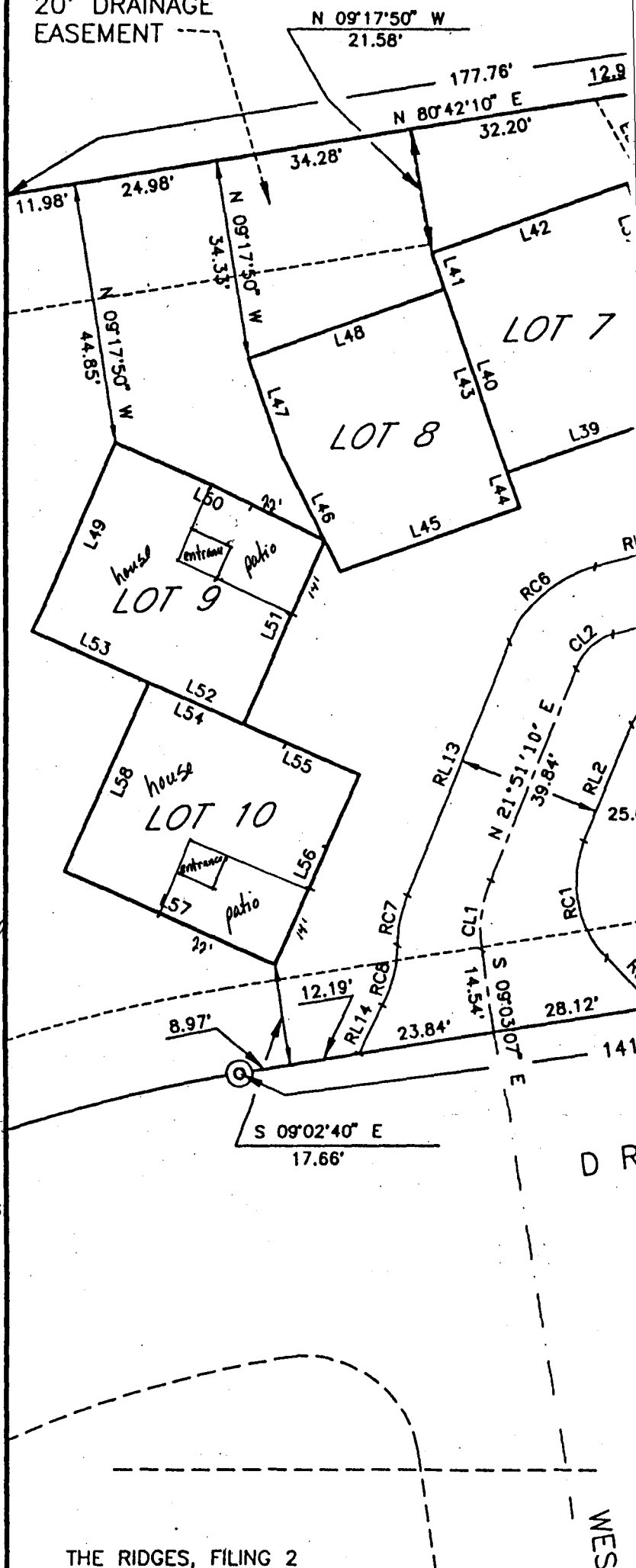
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

- BUILDING LOT BOUNDARY

OPEN SPACE
CITY OF GRAND

20' DRAINAGE
EASEMENT



*driveway location
approved with original
plat & site plan*

For lots 9&10 only

ACCEPTED *KP-10/21/97*
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.

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

Job No. _____
 Builder or Homeowner G.H. Lee Garrett
 Ridges Filing No. _____
 Block _____ Lot 99
 Pages Submitted _____
 Date Submitted 09-10-97

2386 Ridge Circle Dr. #99 #10

A - Approved
 NA - Not Approved

SITE PLAN

- | A | NA | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>per approved development</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>"</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1860 living space, 435 garage each side.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage <u>Per accordance with Lincoln DeVore foundation plan</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>100% by developer</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>24'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>25' asphalt</u> <u>EIK</u> Color <u>Brownwood (brown)</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>stucco</u> Color <u>oatmeal</u> <u>light gray-tan</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 <u>concrete</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:

[Signature]
 Control Committee
[Signature]
 APPROVED Ridges Architectural

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

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.

[Signature]

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APPROVED Ridges Architectural
 RIDGES Architectural Control Committee,
 By [Signature] 9-10-97
 By _____

Builder/Realtor/Homeowner
 By _____
 Date _____