

FEE \$	10.-
TCP \$	500.-
SIF \$	292.-
	\$ 802.-



BLDG PERMIT NO. 65975

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 422 Eagle Crest Ct. TAX SCHEDULE NO. 2945-174-38-006
 SUBDIVISION Eagle Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1726
 FILING 10 BLK 9 LOT 6 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Mark Asmus NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 248 Abraham NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-5242 USE OF EXISTING BLDGS Residential
 (2) APPLICANT Mark Asmus DESCRIPTION OF WORK AND INTENDED USE: single
 (2) ADDRESS 248 Abraham Family Residential
 (2) TELEPHONE 241-5242

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
 Side _____ from PL Rear _____ from PL
 Maximum Height —
 Parking Req'mt 2
 Special Conditions As per building envelope
 CENSUS 1401 TRAFFIC 910 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 7-2-98

Department Approval [Signature] Date 7-10-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11458

Utility Accounting [Signature] Date 7/16/98

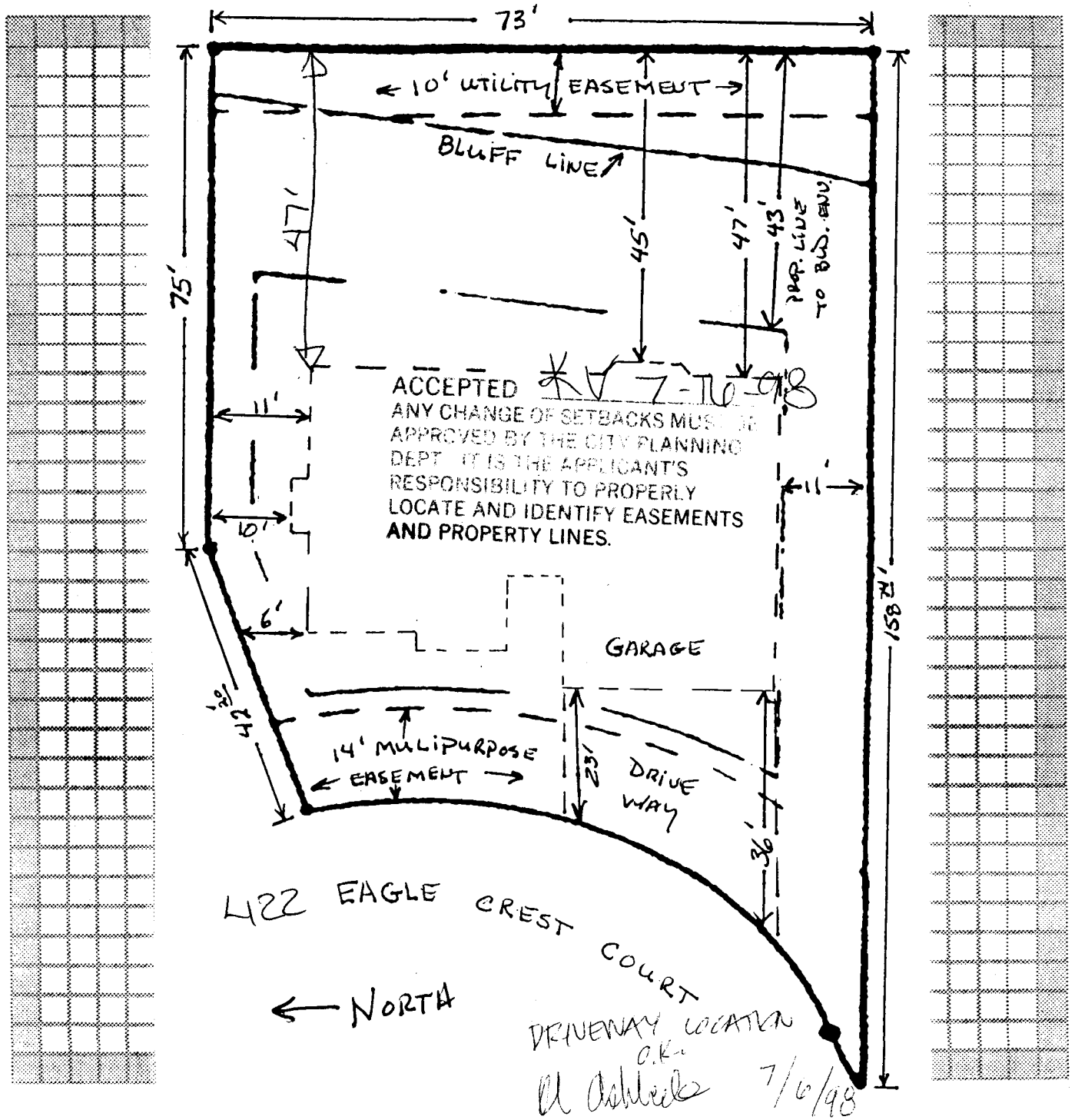
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions. []
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. []
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). []
4. All EASEMENTS or RIGHTS-OF-WAY on the property. []
5. All other STRUCTURES on the property. []
6. All STREETS adjacent to the property and street names. []
7. All existing and proposed DRIVEWAYS. []
8. An arrow indicating NORTH. []
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. []

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.



APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

Owner - Mark J. Asmus
 241-5242
 422 Eagle Crest Ct.

A - Approved
 NA - Not Approved

Job No. _____
 Builder or Homeowner
 Mark J. Asmus
 Ridges Filing No. Eagle Crest Subdivision
 Block 9 Lot 6
 Pages Submitted 4 (incl this form)
 Date Submitted 7-9-98

Plus set of Blueprints

SITE PLAN

A	NA	
<input type="checkbox"/>	<input type="checkbox"/>	Front setback (20'-0" minimum) <u>(As per Plat)</u>
<input type="checkbox"/>	<input type="checkbox"/>	Rear setback (10'-0" minimum) _____
<input type="checkbox"/>	<input type="checkbox"/>	Side setbacks (10'-0" minimum "B" and "C" lots) <u>10' on South Property Line</u> <u>5' on North Property Line</u>
<input type="checkbox"/>	<input type="checkbox"/>	Square Footage <u>1726</u>
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks <u>see copy of Plan</u>
<input type="checkbox"/>	<input type="checkbox"/>	Driveway (asphalt or concrete) <u>see copy of Plan</u>
<input type="checkbox"/>	<input type="checkbox"/>	Drainage <u>see plan</u>
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping <u>To be determined after 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

See Blue Print

<input type="checkbox"/>	<input type="checkbox"/>	Height (25'-0" maximum) <u>see Blue Print</u>	or <u>Cornings Weatherwood</u>
<input type="checkbox"/>	<input type="checkbox"/>	Roof - Material <u>Composition Shingle - Architectural type</u>	Color <u>Tamco Slate Blend 40yr</u>
<input type="checkbox"/>	<input type="checkbox"/>	Trim - Color <u>Light Taupe - Grey</u>	
<input type="checkbox"/>	<input type="checkbox"/>	Siding - Material <u>Stucco</u>	Color <u>Navajo White / El Rey</u>
<input type="checkbox"/>	<input type="checkbox"/>	Brick - Color <u>NA</u>	
<input type="checkbox"/>	<input type="checkbox"/>	Stone - Color <u>NA</u>	
<input type="checkbox"/>	<input type="checkbox"/>	Balcony <u>NA</u>	
<input type="checkbox"/>	<input type="checkbox"/>	Porches or patios <u>NA</u>	
<input type="checkbox"/>	<input type="checkbox"/>	Other _____	

GENERAL DEVELOPMENT GROUP INC.
 2044 N. SURREY CT.
 GRAND JUNCTION, CO 81503
 (303) 245-3278

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

APPROVED SUBJECT TO:

CONCRETE DRIVE IN FRONT ONLY.
FROM RIDGELINE.

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

APPROVED Ridges Architectural Control Committee

and water permits must be obtained prior to issuance of building permit.

Control Committee ~~_____~~ makes no judgement on foundation design

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.

By OK J & M RIDGES Architectural Control Committee By Phone Builder/Realtor/Homeowner
 By OK CARL 7-10-10:AM By _____
 By goc OK G CARLSRUD By Phone Date _____
7-10-11:30 AM