

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 04097

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS Unit 21 2384 S 4 Circle Dr. TAX SCHEDULE NO. 27+5-174-24-(007-034)

SUBDIVISION The Bridges, Entrada SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1580

FILING 2 BLK 9 LOT 21 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER The Florida Company, Entrance I NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 200 East Main Aspen 51611

(1) TELEPHONE (970) 925-2122 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT G. H. 'Lee' Garrett USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 375 Hillview Dr. Grand Junction, CO 81503 DESCRIPTION OF WORK AND INTENDED USE: Construction of single family ranch style home.

(2) TELEPHONE (970) 243-6572

**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 Bldg from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side Per from PL Rear env. from PL Special Conditions B Per Bldg

Maximum Height \_\_\_\_\_ env.

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 G. H. Garrett Date Feb 20 1998

Department Approval Santa Costello Date 2-24-98

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. #11025

Utility Accounting Chadwick Date 2-24-98

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

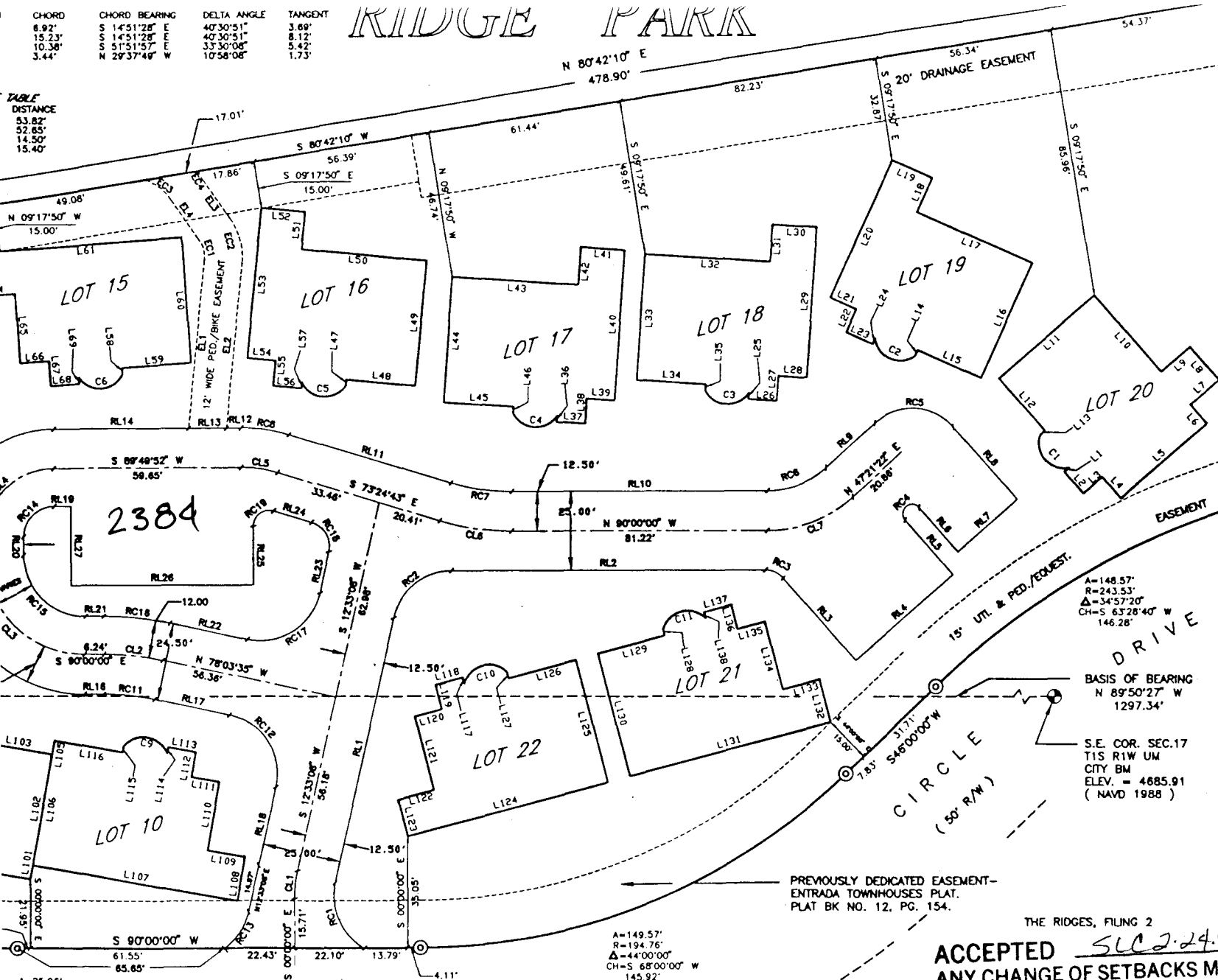
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
8.92'	S 14°51'28" E	40°30'51"	3.69'
15.23'	S 14°51'28" E	40°30'51"	8.12'
10.38'	S 51°51'57" E	33°50'04"	5.42'
3.44'	N 29°37'44" W	10°58'08"	1.73'

# RIDGE PARK

**TABLE**  
DISTANCE

53.82'
52.63'
14.50'
15.40'



**LOT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 48°54'32" E	72.89'
L2	E 41°05'34" W	93.00'
L3	S 41°05'34" W	93.00'
L4	E 48°54'32" W	93.00'
L5	E 48°54'32" W	93.00'
L6	E 48°54'32" W	93.00'
L7	E 48°54'32" W	93.00'
L8	E 41°05'34" W	93.00'
L9	E 41°05'34" W	93.00'
L10	E 41°05'34" W	93.00'
L11	E 41°05'34" W	93.00'
L12	E 41°05'34" W	93.00'
L13	E 41°05'34" W	93.00'
L14	E 41°05'34" W	93.00'
L15	E 41°05'34" W	93.00'
L16	E 41°05'34" W	93.00'
L17	E 41°05'34" W	93.00'
L18	E 41°05'34" W	93.00'
L19	E 41°05'34" W	93.00'
L20	E 41°05'34" W	93.00'
L21	E 41°05'34" W	93.00'
L22	E 41°05'34" W	93.00'
L23	E 41°05'34" W	93.00'
L24	E 41°05'34" W	93.00'
L25	E 41°05'34" W	93.00'
L26	E 41°05'34" W	93.00'
L27	E 41°05'34" W	93.00'
L28	E 41°05'34" W	93.00'
L29	E 41°05'34" W	93.00'
L30	E 41°05'34" W	93.00'
L31	E 41°05'34" W	93.00'
L32	E 41°05'34" W	93.00'
L33	E 41°05'34" W	93.00'
L34	E 41°05'34" W	93.00'
L35	E 41°05'34" W	93.00'
L36	E 41°05'34" W	93.00'
L37	E 41°05'34" W	93.00'
L38	E 41°05'34" W	93.00'
L39	E 41°05'34" W	93.00'
L40	E 41°05'34" W	93.00'
L41	E 41°05'34" W	93.00'
L42	E 41°05'34" W	93.00'
L43	E 41°05'34" W	93.00'
L44	E 41°05'34" W	93.00'
L45	E 41°05'34" W	93.00'
L46	E 41°05'34" W	93.00'
L47	E 41°05'34" W	93.00'
L48	E 41°05'34" W	93.00'
L49	E 41°05'34" W	93.00'
L50	E 41°05'34" W	93.00'
L51	E 41°05'34" W	93.00'
L52	E 41°05'34" W	93.00'
L53	E 41°05'34" W	93.00'
L54	E 41°05'34" W	93.00'
L55	E 41°05'34" W	93.00'
L56	E 41°05'34" W	93.00'
L57	E 41°05'34" W	93.00'
L58	E 41°05'34" W	93.00'
L59	E 41°05'34" W	93.00'
L60	E 41°05'34" W	93.00'
L61	E 41°05'34" W	93.00'
L62	E 41°05'34" W	93.00'
L63	E 41°05'34" W	93.00'
L64	E 41°05'34" W	93.00'
L65	E 41°05'34" W	93.00'
L66	E 41°05'34" W	93.00'
L67	E 41°05'34" W	93.00'
L68	E 41°05'34" W	93.00'
L69	E 41°05'34" W	93.00'
L70	E 41°05'34" W	93.00'
L71	E 41°05'34" W	93.00'
L72	E 41°05'34" W	93.00'
L73	E 41°05'34" W	93.00'
L74	E 41°05'34" W	93.00'
L75	E 41°05'34" W	93.00'
L76	E 41°05'34" W	93.00'
L77	E 41°05'34" W	93.00'
L78	E 41°05'34" W	93.00'
L79	E 41°05'34" W	93.00'
L80	E 41°05'34" W	93.00'
L81	E 41°05'34" W	93.00'
L82	E 41°05'34" W	93.00'
L83	E 41°05'34" W	93.00'
L84	E 41°05'34" W	93.00'
L85	E 41°05'34" W	93.00'
L86	E 41°05'34" W	93.00'
L87	E 41°05'34" W	93.00'
L88	E 41°05'34" W	93.00'
L89	E 41°05'34" W	93.00'
L90	E 41°05'34" W	93.00'
L91	E 41°05'34" W	93.00'
L92	E 41°05'34" W	93.00'
L93	E 41°05'34" W	93.00'
L94	E 41°05'34" W	93.00'
L95	E 41°05'34" W	93.00'
L96	E 41°05'34" W	93.00'
L97	E 41°05'34" W	93.00'
L98	E 41°05'34" W	93.00'
L99	E 41°05'34" W	93.00'
L100	E 41°05'34" W	93.00'

ACCEPTED SUC 2-24-98  
 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.

**GENERAL NOTES**

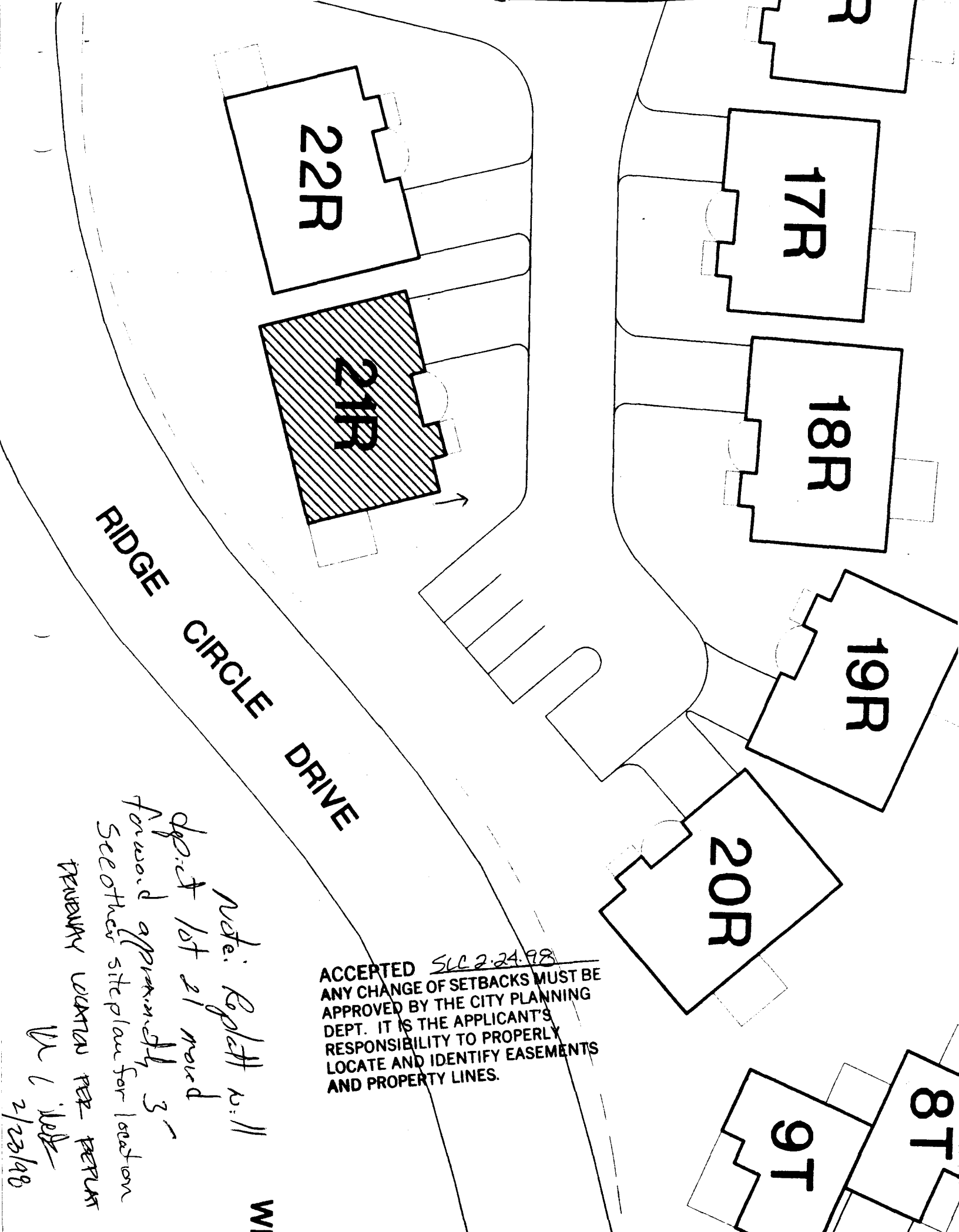
1. Basis of Bearing is N 89°50'27" W 1297.34 feet between the S.E. Corner of Section 17 and the S.W. Corner of the S.E. 1/4 of Section 18, T1S R1W UM, City BM, ELEV. = 4685.91 (NAVD 1988).
2. Elevations are based upon a C.M. Benchmark established at the S.E. Corner of Section 17 with an elevation of 4685.9 (VD 1988).
3. All easements are Multi-Purpose easements unless otherwise noted.

**TABLE**

ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
16.99'	14.00'	S 41°05'34" E	119°28'30"	13.89'
16.99'	14.00'	S 66°57'49" E	119°28'30"	13.89'
16.99'	14.00'	S 7°	119°28'30"	13.89'
16.99'	14.00'	S 7°	119°28'30"	13.89'
16.99'	14.00'	S 6°	119°28'30"	13.89'
16.99'	14.00'	S 6°	119°28'30"	13.89'
16.99'	14.00'	N 62°13'53" E	119°28'30"	13.89'
16.99'	14.00'	S 80°11'13" E	119°28'30"	13.89'
16.99'	14.00'	S 80°11'13" E	119°28'30"	13.89'

**ROAD AREA LINE TABLE**

LINE #	BEARING	DISTANCE
RL1	S 17°33'00" W	85.58'
RL2	N 90°00'00" W	99.78'
RL3	N 41°26'17" W	34.79'
RL4	S 48°33'43" W	41.00'
RL5	S 41°28'43" W	33.88'



ACCEPTED SLC 2.24.98  
 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.

*Note: Right is 11  
 adjacent lot 21 moved forward approximately 3'  
 See other site plan for location  
 driveway location per permit  
 W L 1/10/98  
 2/23/98*

WI

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

Job No. Entrada Townhomes  
 Builder or Homeowner Lee Garrett 'Ridge Park'  
 Ridges Filing No. 2  
 Block 9 Lot 21  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 2-20-98

A - Approved  
 NA - Not Approved

**SITE PLAN**

- | A                        | NA                       |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>Platted footprint 20'</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>platted footprint 10'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1580 living 451 garage</u>                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>concrete "exposed aggregate"</u>                                |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>concrete</u>                               |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage <u>as engineered by Soter and Roland Engineers</u>                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>Developer has plan filed with city</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 type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Asphalt 25 yr.</u> Color <u>brown</u> <u>EIK</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>stucco</u> Color <u>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 _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Other _____   |

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

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

APPROVED SUBJECT TO:

**APPROVED** Ridges Architectural Control Committee [Signature]

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCO makes no judgement on foundation design.

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 \_\_\_\_\_

Builder/Realtor/Homeowner  
 By \_\_\_\_\_  
 Date \_\_\_\_\_