

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



BLDG PERMIT NO. 04098

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

unit 20  
 BLDG ADDRESS 2384 Ridge Circle Dr. TAX SCHEDULE NO. 2945-174-24-(204-237)  
 SUBDIVISION The Builders, Entrada Ridge Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1590  
 FILING 2 BLK 9 LOT 20 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER The Fleisher Company, Entrada Inc. NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 200 East Main St. Aspen 81611  
 (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 H. View Dr. Grand Junction, CO 81503 DESCRIPTION OF WORK AND INTENDED USE: Construction  
 (2) TELEPHONE (970) 243-2572 of single family ranch style home

**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'mt \_\_\_\_\_  
 Side Per Bldg Env. from PL Rear \_\_\_\_\_ from PL Special Conditions Per Bldg env.  
 Maximum Height \_\_\_\_\_ 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 Feb 20, 1998  
 Department Approval [Signature] Date 2-24-98  
 Additional water and/or sewer tap fee(s) are required: YES 2 NO \_\_\_\_\_ W/O No. #11026  
 Utility Accounting [Signature] Date 2-24-98

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

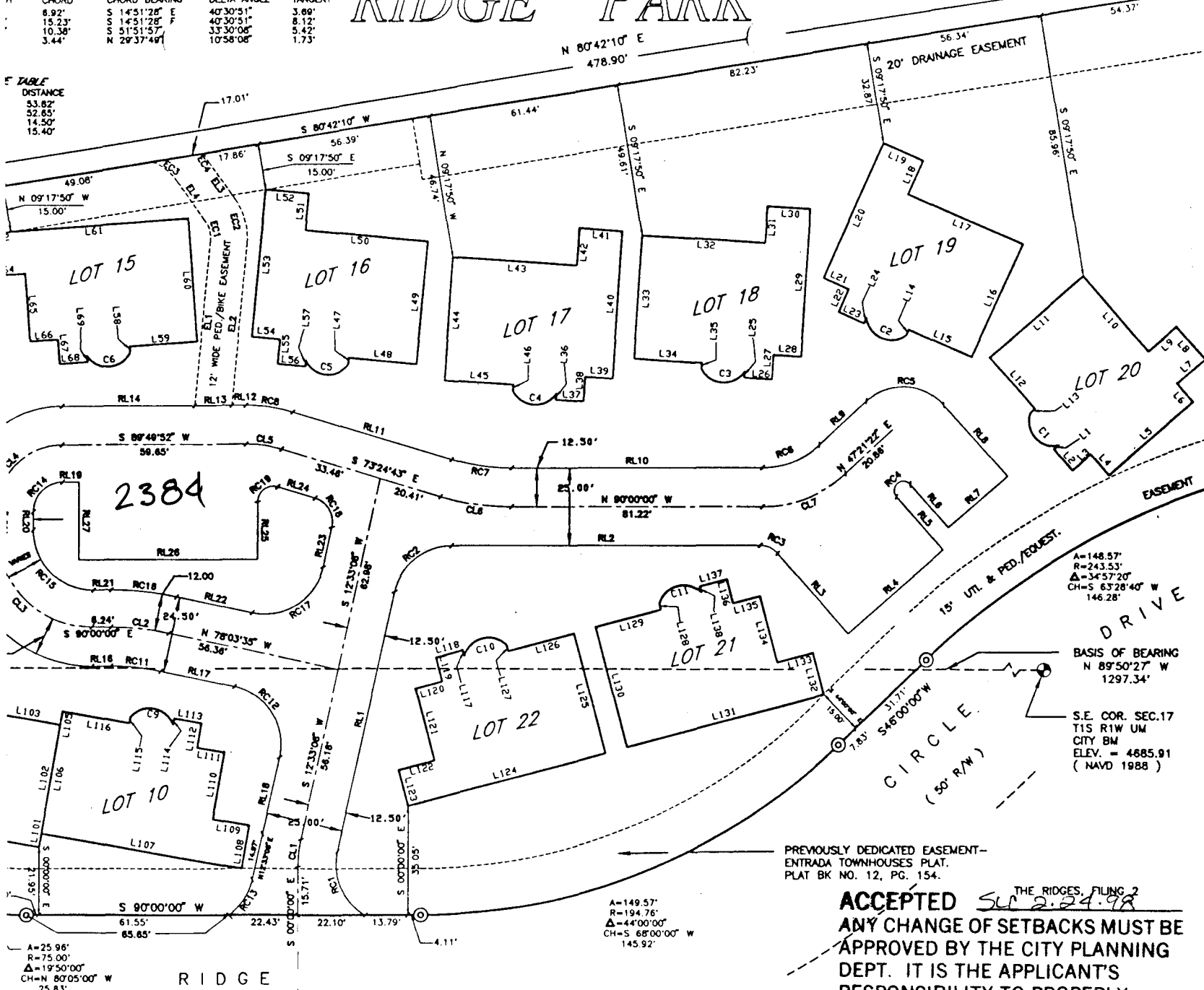
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
8.92'	S 14°51'28" E	47°30'51"	3.89'
15.23'	S 14°51'28" E	40°30'51"	8.12'
10.38'	S 51°51'57" E	33°30'08"	5.42'
3.44'	N 29°37'49" E	10°58'08"	1.73'

# RIDGE PARK

**E TABLE**

DISTANCE
53.82'
52.85'
14.50'
15.40'



**E TABLE**

ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
16.90'	14.00'	S 41°05'34" E	119°28'30"	13.89'
16.90'	14.00'	S 66°06'59" E	119°28'30"	13.89'
16.90'	14.00'	S 86°18'57" E	119°28'30"	13.89'
16.90'	14.00'	S 96°18'57" E	119°28'30"	13.89'
16.90'	14.00'	S 84°42'13" E	119°28'30"	13.89'
16.90'	14.00'	N 85°46'02" E	119°28'30"	13.89'
16.90'	14.00'	N 63°13'53" E	119°28'30"	13.89'
16.90'	14.00'	S 80°11'11" E	119°28'30"	13.89'
16.90'	14.00'	S 80°11'11" E	119°28'30"	13.89'

**ROAD AREA LINE TABLE**

LINE #	BEARING	DISTANCE
RL1	S 12°33'00" W	85.58'
RL2	N 90°00'00" W	99.78'
RL3	N 41°28'17" W	34.79'
RL4	S 48°33'45" W	41.00'
RL5	S 80°11'11" E	13.89'

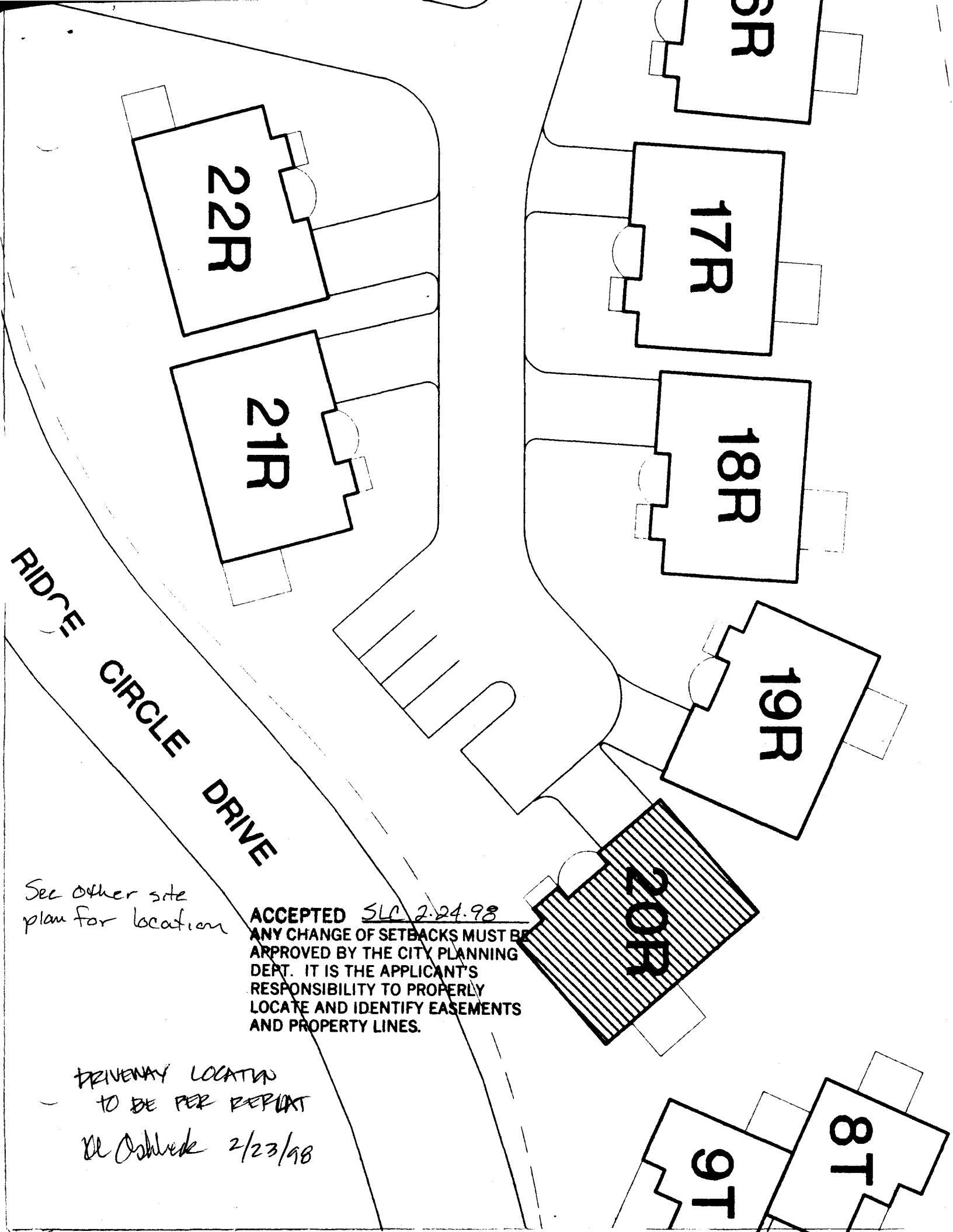
### GENERAL NOTES

1. Basis of Bearing is N 89°50'27" W 1297.34' for the S.E. Corner of Section 17 and the S.W. Corner of the SE 1/4 SE 1/4 of Sec. 17, as shown by the plat of "THE RIDGES, FILING NO. SIX", recorded at Plat Book 12, Page 386 of the Mead County real property records.
2. Elevations are based upon a City Benchmark established at the S.E. Corner of Section 17 with an elevation of 4685.91. (NAVD 1988).
3. All easements are Multi-Purpose Easements unless otherwise noted.

**ACCEPTED** *SL 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.

**LINE # BEARING DISTANCE**

L1	N 89°50'27" W	1297.34'
L2	S 48°33'45" W	41.00'
L3	N 41°28'17" W	34.79'
L4	N 90°00'00" W	99.78'
L5	S 12°33'00" W	85.58'
L6	S 80°11'11" E	13.89'
L7	S 80°11'11" E	13.89'
L8	S 80°11'11" E	13.89'
L9	S 80°11'11" E	13.89'
L10	S 80°11'11" E	13.89'
L11	S 80°11'11" E	13.89'
L12	S 80°11'11" E	13.89'
L13	S 80°11'11" E	13.89'
L14	S 80°11'11" E	13.89'
L15	S 80°11'11" E	13.89'
L16	S 80°11'11" E	13.89'
L17	S 80°11'11" E	13.89'
L18	S 80°11'11" E	13.89'
L19	S 80°11'11" E	13.89'
L20	S 80°11'11" E	13.89'
L21	S 80°11'11" E	13.89'
L22	S 80°11'11" E	13.89'
L23	S 80°11'11" E	13.89'
L24	S 80°11'11" E	13.89'
L25	S 80°11'11" E	13.89'
L26	S 80°11'11" E	13.89'
L27	S 80°11'11" E	13.89'
L28	S 80°11'11" E	13.89'
L29	S 80°11'11" E	13.89'
L30	S 80°11'11" E	13.89'
L31	S 80°11'11" E	13.89'
L32	S 80°11'11" E	13.89'
L33	S 80°11'11" E	13.89'
L34	S 80°11'11" E	13.89'
L35	S 80°11'11" E	13.89'
L36	S 80°11'11" E	13.89'
L37	S 80°11'11" E	13.89'
L38	S 80°11'11" E	13.89'
L39	S 80°11'11" E	13.89'
L40	S 80°11'11" E	13.89'
L41	S 80°11'11" E	13.89'
L42	S 80°11'11" E	13.89'
L43	S 80°11'11" E	13.89'
L44	S 80°11'11" E	13.89'
L45	S 80°11'11" E	13.89'
L46	S 80°11'11" E	13.89'
L47	S 80°11'11" E	13.89'
L48	S 80°11'11" E	13.89'
L49	S 80°11'11" E	13.89'
L50	S 80°11'11" E	13.89'
L51	S 80°11'11" E	13.89'
L52	S 80°11'11" E	13.89'
L53	S 80°11'11" E	13.89'
L54	S 80°11'11" E	13.89'
L55	S 80°11'11" E	13.89'
L56	S 80°11'11" E	13.89'
L57	S 80°11'11" E	13.89'
L58	S 80°11'11" E	13.89'
L59	S 80°11'11" E	13.89'
L60	S 80°11'11" E	13.89'
L61	S 80°11'11" E	13.89'
L62	S 80°11'11" E	13.89'
L63	S 80°11'11" E	13.89'
L64	S 80°11'11" E	13.89'
L65	S 80°11'11" E	13.89'
L66	S 80°11'11" E	13.89'
L67	S 80°11'11" E	13.89'
L68	S 80°11'11" E	13.89'
L69	S 80°11'11" E	13.89'
L70	S 80°11'11" E	13.89'
L71	S 80°11'11" E	13.89'
L72	S 80°11'11" E	13.89'
L73	S 80°11'11" E	13.89'
L74	S 80°11'11" E	13.89'
L75	S 80°11'11" E	13.89'
L76	S 80°11'11" E	13.89'
L77	S 80°11'11" E	13.89'
L78	S 80°11'11" E	13.89'
L79	S 80°11'11" E	13.89'
L80	S 80°11'11" E	13.89'
L81	S 80°11'11" E	13.89'
L82	S 80°11'11" E	13.89'
L83	S 80°11'11" E	13.89'
L84	S 80°11'11" E	13.89'
L85	S 80°11'11" E	13.89'
L86	S 80°11'11" E	13.89'
L87	S 80°11'11" E	13.89'
L88	S 80°11'11" E	13.89'
L89	S 80°11'11" E	13.89'
L90	S 80°11'11" E	13.89'
L91	S 80°11'11" E	13.89'
L92	S 80°11'11" E	13.89'
L93	S 80°11'11" E	13.89'
L94	S 80°11'11" E	13.89'
L95	S 80°11'11" E	13.89'
L96	S 80°11'11" E	13.89'
L97	S 80°11'11" E	13.89'
L98	S 80°11'11" E	13.89'
L99	S 80°11'11" E	13.89'
L100	S 80°11'11" E	13.89'



RIDGE  
CIRCLE DRIVE

22R

21R

3R

17R

18R

19R

20R

9T

8T

See other site plan for location

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.

DRIVENWAY LOCATION TO BE PER REPORT  
De Ashlock 2/23/98

► 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 20  
 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) <u>10'</u>                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>platted footprint</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>Engineered by Rolland engineering</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</u> <u>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 _____   |
| <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 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]

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