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BLDG PERMIT NO. 07304

**APPROVED Ridges Architectural**  
**PLANNING CLEARANCE Control Committee**

(Single Family Residential and Accessory Structures)

**Community Development Department**

*GLBY CARLSRUD BY PHONE*

BLDG ADDRESS 2417-Hidden Valley Dr. TAX SCHEDULE NO. 2945-21215-006

SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 16 LOT 6A SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Willie Shuman NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 815-25-ROAD.

(1) TELEPHONE 245-4266 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION duplex

(2) APPLICANT Lopez const. USE OF EXISTING BLDGS None

(2) ADDRESS 3032-E 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: enclosing existing deck

(2) TELEPHONE 434-5954

**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

SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Parking Req'mt \_\_\_\_\_

Special Conditions close existing deck - for closet

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 Chad Fry Date 1-12-99

Department Approval Lonnie Edwards Date 1-12-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 20728-13282

Utility Accounting Richardson Date 1-12-99

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)**

JOB NO. 2417- Hidden VALLEY  
 Builder or Homeowner  
Char Lopez - Willie Shuman  
 Ridges Filing No. \_\_\_\_\_  
 Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Pages Submitted \_\_\_\_\_  
 Date Submitted \_\_\_\_\_

A - Approved  
 NA - Not Approved

**SITE PLAN**

- |                          |                          |   |       |
|--------------------------|--------------------------|---|-------|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum)                  | _____ |
| <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) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage                                  | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks                                       | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete)                  | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage  | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping                                     | _____ |

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) | _____             |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material        | _____ Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color           | _____             |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material      | _____ Color _____ |
|                          |                          | 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**  
Del M. ...  
**GLEN CARLISLUD BY PHONE**

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.

RIDGES Architectural Control Committee	Builder/Realtor/Homeowner
By _____	By _____
By _____	Date _____