

FEE \$	10'
TCP \$	500'
SIF \$	0



BLDG PERMIT NO. 69162

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
Community Development Department

94

BLDG ADDRESS 2344 1/2 Rattlesnake Ct. TAX SCHEDULE NO. 2945-202-20-011

SUBDIVISION The Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1370  
*Five*

FILING BLK Twenty-six LOT 11A SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER G.H. 'Lee' Garrett NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 375 Hillview Dr. Grand Jct NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-0572 USE OF EXISTING BLDGS NA

(2) APPLICANT } SAME DESCRIPTION OF WORK AND INTENDED USE: Construction  
 (2) ADDRESS } of new single family residence  
 (2) TELEPHONE }

**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 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL Rear 10' from PL Special Conditions \_\_\_\_\_

Maximum Height 28' CENSUS 1401 TRAFFIC 96 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 3-2-99

Department Approval Antonia Postella Date 3-15-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #12024 TR 88979

Utility Accounting Cherubino Date 3-15-99

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

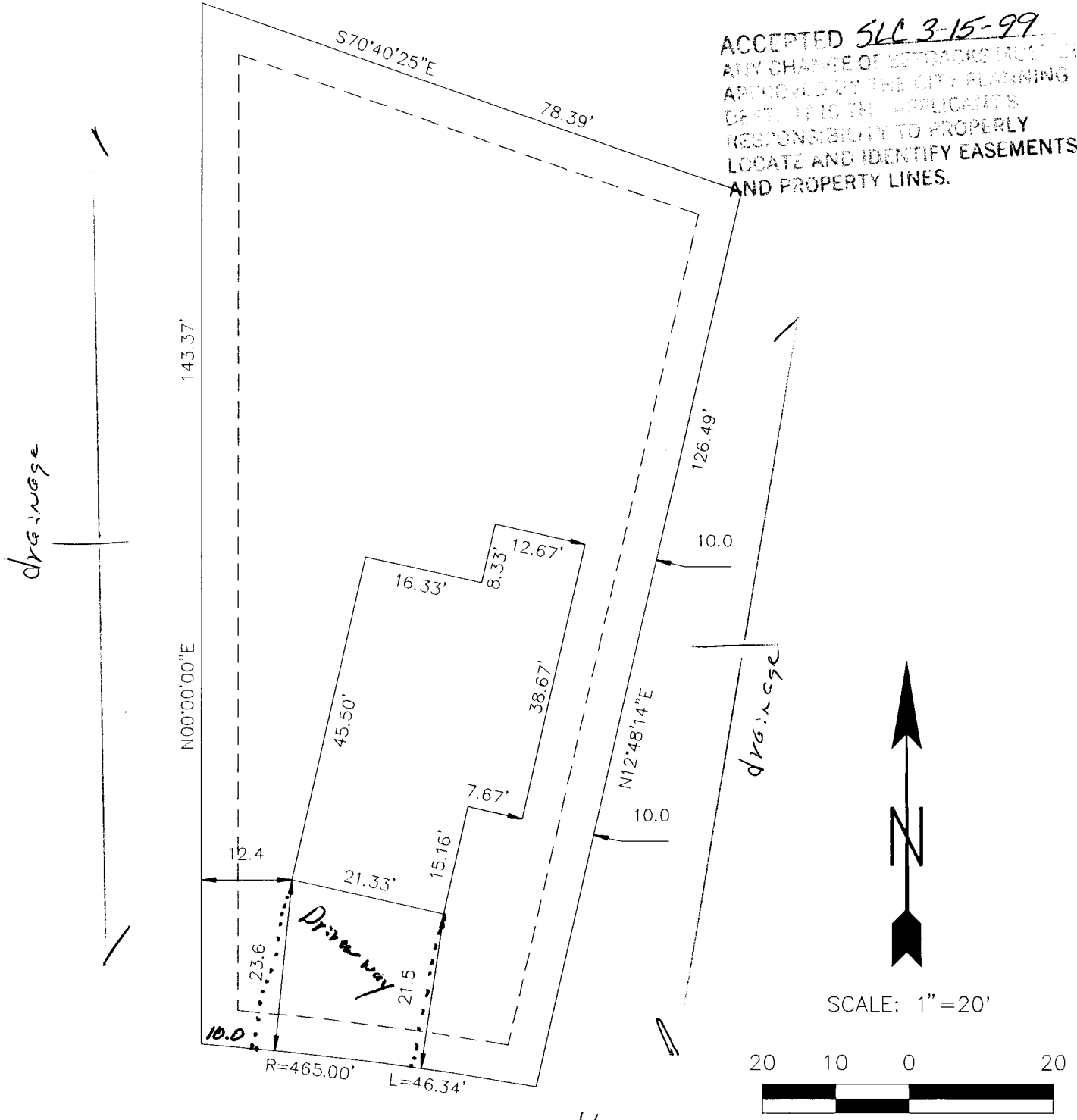
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

HOUSE STAKEOUT

2344.5 RATTLESNAKE COURT

LOT 11A, BLOCK 26, THE RIDGES FILING NO. 5

ACCEPTED *SLC 3-15-99*  
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.



*Review OK  
Rick Davis  
3-2-99*

WILLIAM O. ROY L.S. 12901

► APPROVAL FOR BUILDING PERMIT ◀

Ridges Architectural Control Committee (ACCO)

Job No. \_\_\_\_\_  
 Builder or Homeowner G.H. 'Lee' Garrett  
 Ridges Filing No. Five  
 Block Twenty-six Lot 11A  
 Pages Submitted Six  
 Date Submitted 3-2-99

2344 1/2 Rattlesnake Ct.

Approved  
 Not Approved

**SITE PLAN**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>20'</u>                            |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>56'</u>                             |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>12.4' and 10'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1370 sq ft</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>south</u>  |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>Owner/buyer 24' sage</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>asphalt 25 yr.</u> Color <u>gray</u>                               |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>gray</u>  |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>lap siding 15' concrete fiber</u> Color <u>sage (lt. yellow)</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>enclosed concrete patio</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:**

**APPROVED** Ridges Architectural  
 Control Committee

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 building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee  
 By \_\_\_\_\_

Builder/Realtor/Homeowner  
 By G.H. Garrett  
 Date March 2, 1999