

FEE \$	10.00
TCP \$	500.00
SIF \$	0



BLDG PERMIT NO.	70874
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 378 1/2 SOAPWEED CT TAX SCHEDULE NO. 2945-201-05-020

SUBDIVISION THE RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2578

FILING BLK 4/12 LOT 20 C SQ. FT. OF EXISTING BLDG(S) - 0 -

(1) OWNER CARL W & SHERON MITCHELL NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 511 QUEBEC CT NO. OF BLDGS ON PARCEL
FRUITA, CO. 81521 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-858-7350

(2) APPLICANT CARL W & SHERON MITCHELL USE OF EXISTING BLDGS - 0 -

(2) ADDRESS 511 QUEBEC CT DESCRIPTION OF WORK AND INTENDED USE:
FRUITA, CO. 81521 RESIDENCE / GARAGE

(2) TELEPHONE 970-858-7350

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 ACCO req'd

Maximum Height _____ CENSUS 1401 TRAFFIC 96 ANNX# _____

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 C. Mitchell Date 23 June 1999

Department Approval Ronnie Edwards Date 6-24-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12378

Utility Accounting [Signature] Date 6/24/99

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. _____
 Builder or Homeowner
CARL & SHERAN MITCHELL
 Ridges Filing No. 4
 Block 12 Lot 20C
 Pages Submitted _____
 Date Submitted 26 APRIL 1999

A - Approved
 NA - Not Approved

SITE PLAN

- | | | | |
|--------------------------|--------------------------|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | <u>YES - SHOWN ON SITE PLAN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | <u>✓ ✓ ✓ ✓ ✓</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>YES SHOWN ON SITE PLAN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>1ST FLOOR 1,364 # 2ND 649 # TOTAL 2,013 #</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks | <u>SMALL - PORCH TO DRIVE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>CONCRETE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage | <u>SHOWN ON SITE PLAN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>GRASS/TREES - NATIVE -</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>SHOW AN ELEVATION PLAN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>LAMINATED FIBER GLASS</u> Color <u>PAINTED DESERT TONES</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>OX BLOOD / DUST BOWL</u> by <u>BEHR - OR SIMILAR</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>HARDI PLANK LAP SIDING</u> Color <u>NAVASO MAUVE</u>
Material <u>OR SIMILAR</u> Color <u>by BEHR OR SIMILAR</u> |
| <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>CONCRETE</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:

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 <u>[Signature]</u>	By <u>C. Mitchell</u>
By <u>[Signature]</u>	Date <u>26 APRIL 1999</u>
<u>[Signature]</u>	