

FEE \$	10
TCP \$	0
SIF \$	0

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 75780



Your Bridge to a Better Community

et

39445-13142  
 BLDG ADDRESS 2409 Brandy's Ct.  
 TAX SCHEDULE NO. 2945-163-24-016  
 SUBDIVISION Ridges  
 FILING No. 1 BLK 4 LOT 1C  
 (1) OWNER Jeffrey & Molly Hammer  
 (1) ADDRESS 2409 Brandy's Ct.  
 (1) TELEPHONE (970) 257-7764  
 (2) APPLICANT Molly Hammer  
 (2) ADDRESS 2409 Brandy's Ct.  
 (2) TELEPHONE (970) 257-7764

SQ. FT. OF PROPOSED BLDGS/ADDITION 415.84  
 SQ. FT. OF EXISTING BLDGS 2500  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2500  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 USE OF EXISTING BUILDINGS home  
 DESCRIPTION OF WORK & INTENDED USE uncovered deck 415.84 ft<sup>2</sup>  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 RR4 Maximum coverage of lot by structures NA  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10 from PL, Rear 10 from PL Parking Req'mt NONE  
 Maximum Height 25' Special Conditions Deck  
 CENSUS 96 TRAFFIC 1401 ANNEX# 96

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).

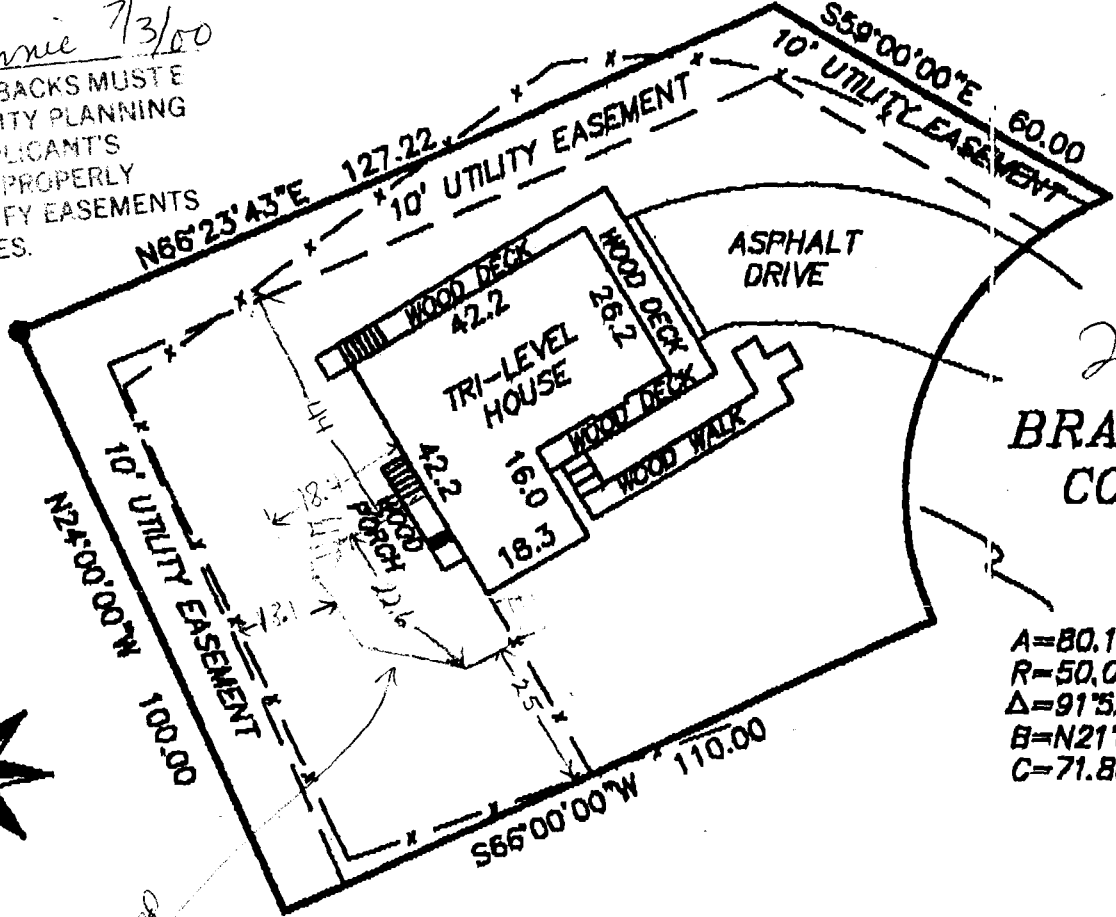
Applicant Signature Molly K. Hammer Date 6/30/00  
 Department Approval Ronnie Edwards Date 7/3/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kolbe Vanover</u>		Date <u>7-3-00</u>

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)

ACCEPTED *Provine 7/3/00*  
 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.



2409  
 BRANDY'S COURT

A=80.18  
 R=50.00  
 Δ=91°52'41"  
 B=N21°56'06"E  
 C=71.85



*uncovered deck*



DESCRIPTION: LOT 1C IN BLOCK 4 OF THE RIDGEMOUNT FILING NO. ONE, MESA COUNTY, COLORADO.

ADDRESS: 2409 BRANDY'S COURT

TAX SCHEDULE: 2945-163-24-016

MERIDIAN LAND TITLE: 34397

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

LEGEND & NOTES

- FOUND SURVEY MONUMENTS AS DESCRIBED

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 12/10/98, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



*D. K. Brown* 12/10/98  
 #27877

► APPROVAL FOR BUILDING PERMIT ◀

Ridges Architectural Control Committee (ACCO)

Job No. \_\_\_\_\_  
 Builder or Homeowner Molly Hammer  
 Ridges Filing No. 1  
 Block 4 Lot 1C  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 6-30-99

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)                   | <u>18.1</u>        |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>25 &amp; 44</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage                                  | <u>415.84</u>      |
| <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) | <u>4'</u>                              |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material        | <u>Same color as house</u> 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                  | <u>Deck</u>                            |

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.**

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  
 By [Signature]  
 By J. Carlsson 6-30-2000

Builder/Realtor/Homeowner  
 By Molly K. Hammer X 257-7764  
 Date 6-30-00