

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	0

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

BLDG PERMIT NO. 73927



Your Bridge to a Better Community

BLDG ADDRESS 366 Ridge Circle Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 5299
 TAX SCHEDULE NO 2945-201-05-030 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED 0
 FILING 4 BLK 12 LOT 30C NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER James & Cheryl Wilcox NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 353 Pitkin Ave G.J. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 241-2194 DESCRIPTION OF WORK & INTENDED USE Residence
 (2) APPLICANT J.C. Wilcox TYPE OF HOME PROPOSED:
 (2) ADDRESS 353 Pitkins Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 241-2194 _____ 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 PR-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 28' Special Conditions _____
 CENSUS 1401 TRAFFIC 96 ANN# _____

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 James Wilcox Date 04 Jan 00
 Department Approval Donna Edwards Date 2/14/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>853</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>2/14/00</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)

248-6494 (with) Glen Colston

APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

Job No. _____
 Builder or Homeowner
James Wilcox
 Ridges Filing No. _____
 Block 12 Lot 30C
 Pages Submitted _____
 Date Submitted _____

RETURN TO
 TONY STRASSER
 TEL. 243.3355

A - Approved
NA - Not Approved

SITE PLAN

- A NA
-
-
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-
-
-
-
-

Front setback (20'-0" minimum) _____
 Rear setback (10'-0" minimum) _____
 Side setbacks (10'-0" minimum "B" and "C" lots) _____
 Square Footage 3441
 Sidewalks NO
 Driveway (asphalt or concrete) YES
 Drainage TOWARD THE STREET.
 Landscaping SUBMIT LANDSCAPING PLAN FOR APPROVAL OK

NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or conformance to all applicable codes.

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

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-
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Height (25'-0" maximum) 20'-0"
 Roof - Material ASP. SHINGLES Color TAN
 Trim - Color _____
 Siding - Material STUCCO Color TAN
 Material _____ Color _____
 Brick - Color _____
 Stone - Color _____
 Balcony _____
 Porches or patios REDWOOD, CONC.
 Other _____

APPROVED Ridges Architectural Control Committee 1-4-2000

J. Colston
E. Colston
E. Jarrett
J. Jarrett
J. Jarrett
 } VIA TELEPH

NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material.

APPROVED SUBJECT TO:

DEFER APPROVAL PENDING EFFORTS TO COMBINE DRIVEWAYS TO 3 PROPERTIES EAST (UP THE HILL). WISH TO AVOID MULTIPLE DRIVEWAYS GROUPED TOGETHER. OTHER SIMILAR PROPERTIES IN THE RIDGE HAVE ACCOMPLISHED COMBINING DRIVEWAYS. RESOLVED TO DELETE DRIVEWAY AROUND HOUSE TO UPPER GARAGE.

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]

Builder/Realtor/Homeowner
By [Signature]