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TCP \$	-
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 75867



Your Bridge to a Better Community

ex

BLDG ADDRESS 372 RIDGEVIEW DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 75

TAX SCHEDULE NO. 2945-201-07-031 SQ. FT. OF EXISTING BLDGS 3,000 ±

SUBDIVISION RIDGES TOTAL SQ. FT. OF EXISTING & PROPOSED 3,0

FILING 2 BLK 14 LOT 21A NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction

(1) OWNER JANICE M. MATTICKS NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 372 RIDGEVIEW DR. USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE 243-7238 DESCRIPTION OF WORK & INTENDED USE REBUILD & ADD DECK

(2) APPLICANT Janice Matticks TYPE OF HOME PROPOSED:

(2) ADDRESS 372 Ridgeview Dr. Site Built Manufactured Home (UBC)

(2) TELEPHONE _____ 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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO X

Side 5' from PL, Rear 10' from PL

Parking Req'mt same

Maximum Height 28'

Special Conditions open deck can extend 6' into setback

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 R.M. Matticks Date 7/7/00

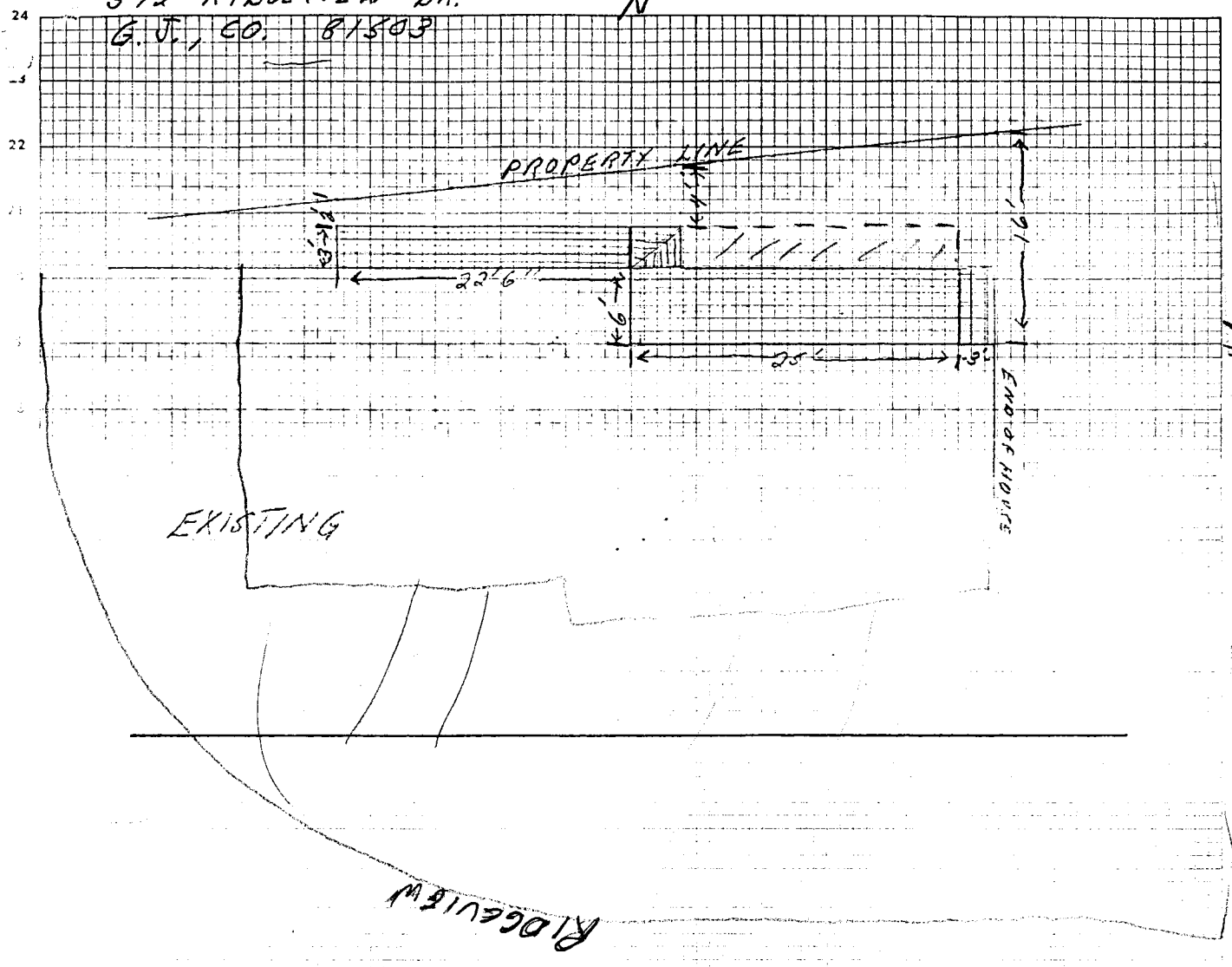
Department Approval Bonnie Edwards Date 7-7-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change in use</u>
Utility Accounting	<u>Dotie Kanaver</u>	Date	<u>7-7-00</u>

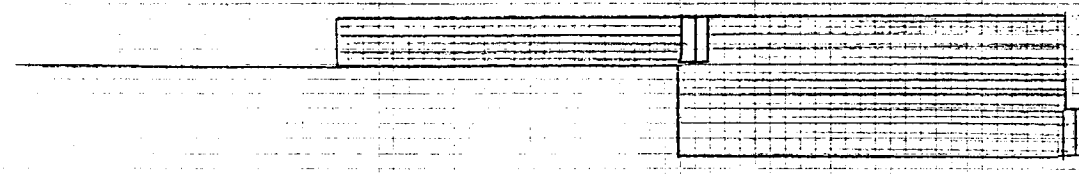
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

MATTICKS
372 RIDGEVIEW DR.
G.T., CO. 81503



RIDGEVIEW DR.



PROPOSED

Ronnie
7/7/00

ADDITIONAL
ANY CHANGE OF SETBACKS
APPROVED BY THE APPLICANT
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

K6 →

(OVER)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

372 Ridge View Dr.

► APPROVAL FOR BUILDING PERMIT ◀

Ridges Architectural Control Committee (ACCO)

JANICE MATTICKS
372 RIDGEVIEW DR.

Job No. _____
 Builder or Homeowner _____
 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 checked="" type="checkbox"/>	Other <u>REBUILD & ADD 3' OF DECK</u>

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

APPROVED SUBJECT TO:

Acceptance of adjoining neighbors. Please have neighbors sign acceptance with their telephone numbers listed.

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 G. Carlsrud
[Signature]
Frank [Signature]

Builder/Realtor/Homeowner
 By [Signature]
 Date 6/20/00
Sarah (Sally) Crum 7-2-00
adjoining neighbors