

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 79789



Your Bridge to a Better Community

BLDG ADDRESS 384 Cliff Rosa Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 264

TAX SCHEDULE NO. 2945-201-05-015 SQ. FT. OF EXISTING BLDGS 3200

SUBDIVISION The Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED 3464

FILING 4 BLK 12 LOT 15C

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) OWNER Wesley O Wood

(1) ADDRESS 384 Cliff Rosa Ct. USE OF EXISTING BUILDINGS Personal Home

(1) TELEPHONE 970-254-8424 DESCRIPTION OF WORK & INTENDED USE Car Port

(2) APPLICANT Same

(2) ADDRESS _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(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 PD Maximum coverage of lot by structures _____

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 2

Maximum Height _____ 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 Wesley O Wood Date 4-17-01

Department Approval Melissa Magon Date 5/4/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>K. Hest</u>	Date	<u>5/4/01</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)

► APPROVAL FOR BUILDING PERMIT ◀

Ridges Architectural Control Committee (ACCO)

Paid \$5.00
384 Cliff Rose Ct.
9d. Jct. Colo 81503
970-254-8424

Job No. _____
Builder or Homeowner Wesley O Wood
Ridges Filing No. 4
Block 12 Lot 15C
Pages Submitted _____
Date Submitted 4-17-01

A - Approved
NA - Not Approved

SITE PLAN

- A NA Front setback (20'-0" minimum) 30'
- A NA Rear setback (10'-0" minimum) See Site Plan
- A NA Side setbacks (10'-0" minimum "B" and "C" lots) 15'
- A NA Square Footage 264
- A NA Sidewalks None
- A NA Driveway (asphalt or concrete) Concrete
- A NA Drainage Piped From Rain gutters to Existing Drain Detention
- A NA Landscaping None this Property and the one on North Side

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

- A NA Height (25'-0" maximum) 12'
- A NA Roof - Material asphalt Color Same as House
- A NA Trim - Color Tan Same as House
- A NA Siding - Material Hard Board Color Red-Brown Same as House
- A NA Brick - Color Same as House or as close as possible
- A NA Stone - Color _____
- A NA Balcony _____
- A NA Porches or patios _____
- A NA Other Gable Roof to match House on South Side
Brick on North-West corner to match other Brick on House

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

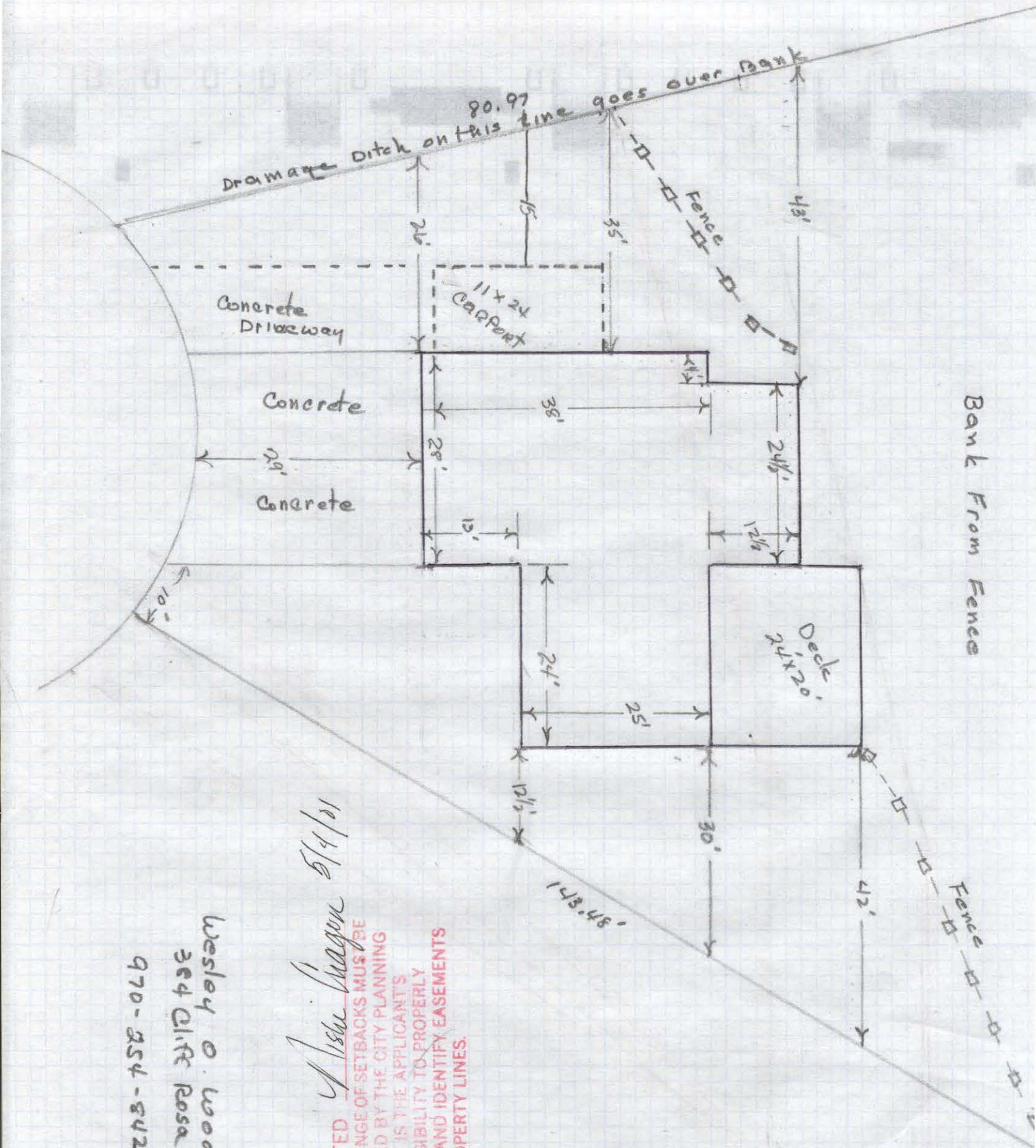
APPROVED SUBJECT TO:

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
By Ted Munka
By Wesley O Wood Owner
Date 4-17-01
Ted Munka

North



Wesley O. Wood
 364 Cliff Rosa Ct
 970-254-8424

Aisha Inagun 5/4/21

ACCEPTED
 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.