

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

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

BLDG PERMIT NO. 79978



Your Bridge to a Better Community

BLDG ADDRESS 408 1/2 Prospectors Pt SQ. FT. OF PROPOSED BLDGS/ADDITION 1208  
TAX SCHEDULE NO. 2945-174-29-011 SQ. FT. OF EXISTING BLDGS —  
SUBDIVISION Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED 1208  
FILING 6 BLK 9 LOT 11A  
NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) OWNER Roy & Cynthia Shultz  
(1) ADDRESS 411 1/2 Prospectors Pt  
(1) TELEPHONE 257-0771  
(2) APPLICANT Same  
(2) ADDRESS \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_  
USE OF EXISTING BUILDINGS —  
DESCRIPTION OF WORK & INTENDED USE new home -  
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 PD Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Parking Req'mt 2  
Side 0' to 10' from PL, Rear 10' from PL  
Special Conditions \_\_\_\_\_  
( (minimum 5' Maximum Height) 25' (excluding chimney)  
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 [Signature] Date 5-21-01  
Department Approval [Signature] Date 5-23-01

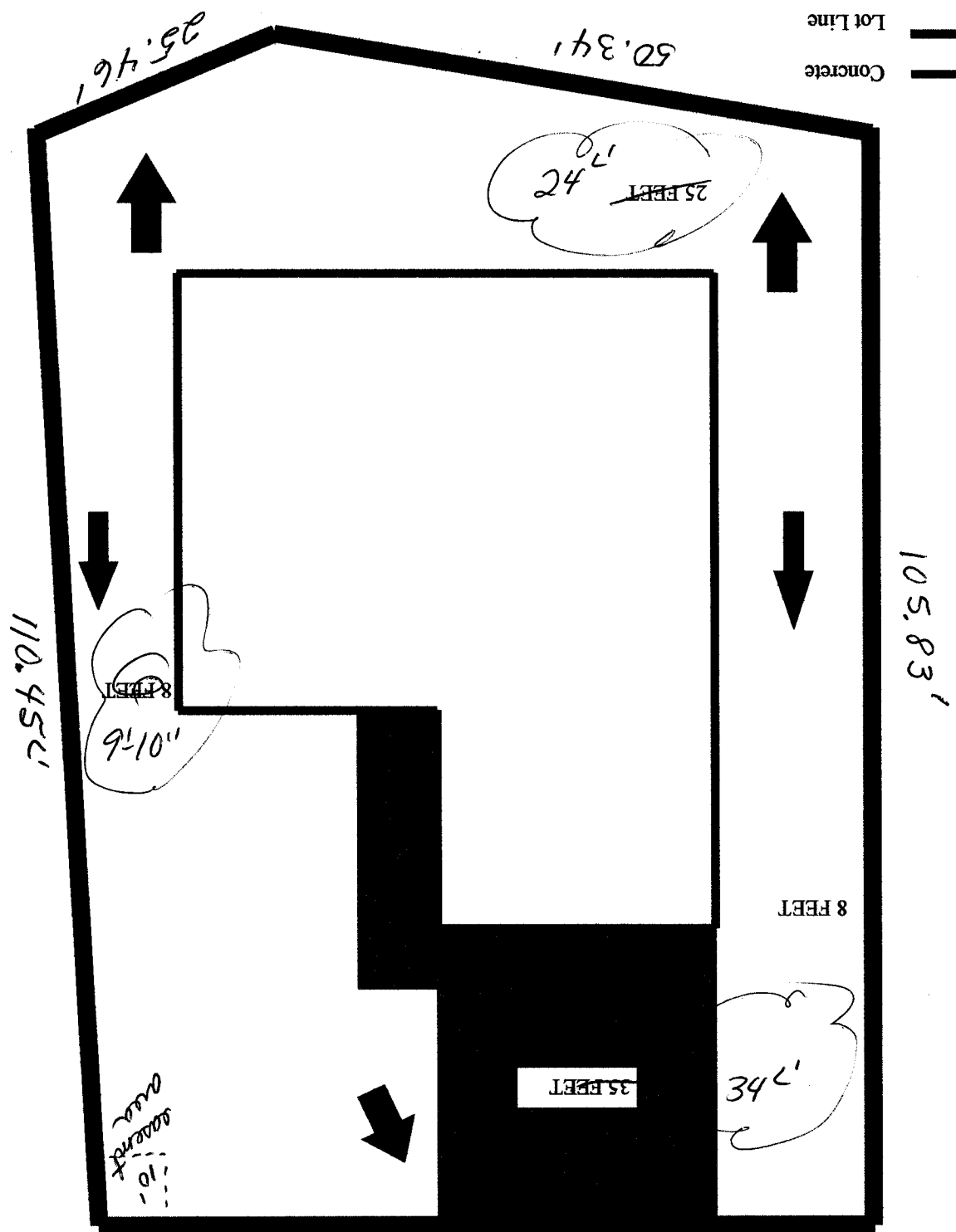
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13978</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/23/01</u>

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)

ACCEPTED *Ronnie* 5/23/01  
 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.

Drainage →  
 House ———  
 Lot Line ———  
 Concrete ———



DRIVE OK  
 OKL  
 5/22/0

20' wide driveway

6/8/01  
 Revised  
 Ronnie

► APPROVAL FOR BUILDING PERMIT ◀

Ridges Architectural Control Committee (ACCO)

*Paich #500*

Job No. \_\_\_\_\_  
 Builder or Homeowner \_\_\_\_\_  
 Ridges Filing No. \_\_\_\_\_  
 Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Pages Submitted \_\_\_\_\_  
 Date Submitted \_\_\_\_\_

A - Approved  
NA - Not Approved

SITE PLAN

<input type="checkbox"/>	A	<input type="checkbox"/>	NA	Front setback (20'-0" minimum)	<u>"A" Lot</u>
<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	<u>1208</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>16'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Roof - Material	<u>Asphalt</u> Color <u>Brown</u>
<input type="checkbox"/>	<input type="checkbox"/>	Trim - Color	<u>Brown</u>
<input type="checkbox"/>	<input type="checkbox"/>	Siding - Material	<u>Lap Siding</u> Color <u>Tan</u>
<input type="checkbox"/>	<input type="checkbox"/>	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	_____

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

APPROVED SUBJECT TO:

*Ronnie Planning*  
*City*  
*5/23/01*

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 *[Signature]*

Builder/Realtor/Homeowner

By *Mike Shultz* 260-9080

Date 4-20-01