

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>500.00</u>	School Impact \$ <u>—</u>

Q

BLDG PERMIT NO. <u>80107</u>
FILE #

PLANNING CLEARANCE *Single family Home*
 (site-plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2360 Rana Rd GJ Co. TAX SCHEDULE NO. 2945-174-36-004
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1872
 FILING GB BLK _____ LOT 4A SQ. FT. OF EXISTING BLDG(S) 0
 OWNER Troy & Teresa Robinson NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
 ADDRESS 615 E. Indian Creek Dr. NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 TELEPHONE 970-245-1507 USE OF ALL EXISTING BLDGS Residence
 APPLICANT Same as DESCRIPTION OF WORK & INTENDED USE: _____
 ADDRESS Above Construct new home
 TELEPHONE _____

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PO LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 SETBACKS: FRONT: 20' from Property Line (PL) or _____
 from center of ROW, whichever is greater
 SIDE: 0-10' from PL REAR: 10' from PL
10' min bet. structures SPECIAL CONDITIONS: _____
 MAXIMUM HEIGHT 25'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT 1401 TRAFFIC ZONE 96 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Troy Robinson Date 2-9-01
 Department Approval Nisha Wagon Date 5/4/01

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>13953</u>
Utility Accounting <u>Check</u>	Date <u>5/4/01</u>

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

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

► APPROVAL FOR BUILDING PERMIT ◀
Ridges Architectural Control Committee (ACCO)

Job No. _____
 Builder or Homeowner Troy + Teresa Robinson
 Ridges Filing No. 6B
 Block _____ Lot 4A
 Pages Submitted _____
 Date Submitted 1-18-2001

A - Approved
 NA - Not Approved

SITE PLAN

- | | | | |
|--------------------------|--------------------------|---|-----------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | <u>33'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | <u>35'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>"A" Lot 7' & 15'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>1872</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks | <u>Concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>Concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage | <u>See drawing</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | _____ |

615 E Indian Creek Dr.
245-1507 or cell 250-762

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>23' 6" est.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>Architectural Shingles</u> Color <u>Mountain Slate by Tempo</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>Front Stucco</u> Color <u>See color chart</u> |
| | | Material | <u>Sides + Back Vinyl</u> Color <u>Matching Stucco</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color | <u>N/A</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color | <u>N/A</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | <u>N/A</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios | <u>concrete patio</u> |
| <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:

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCO makes no judgement on foundation design.

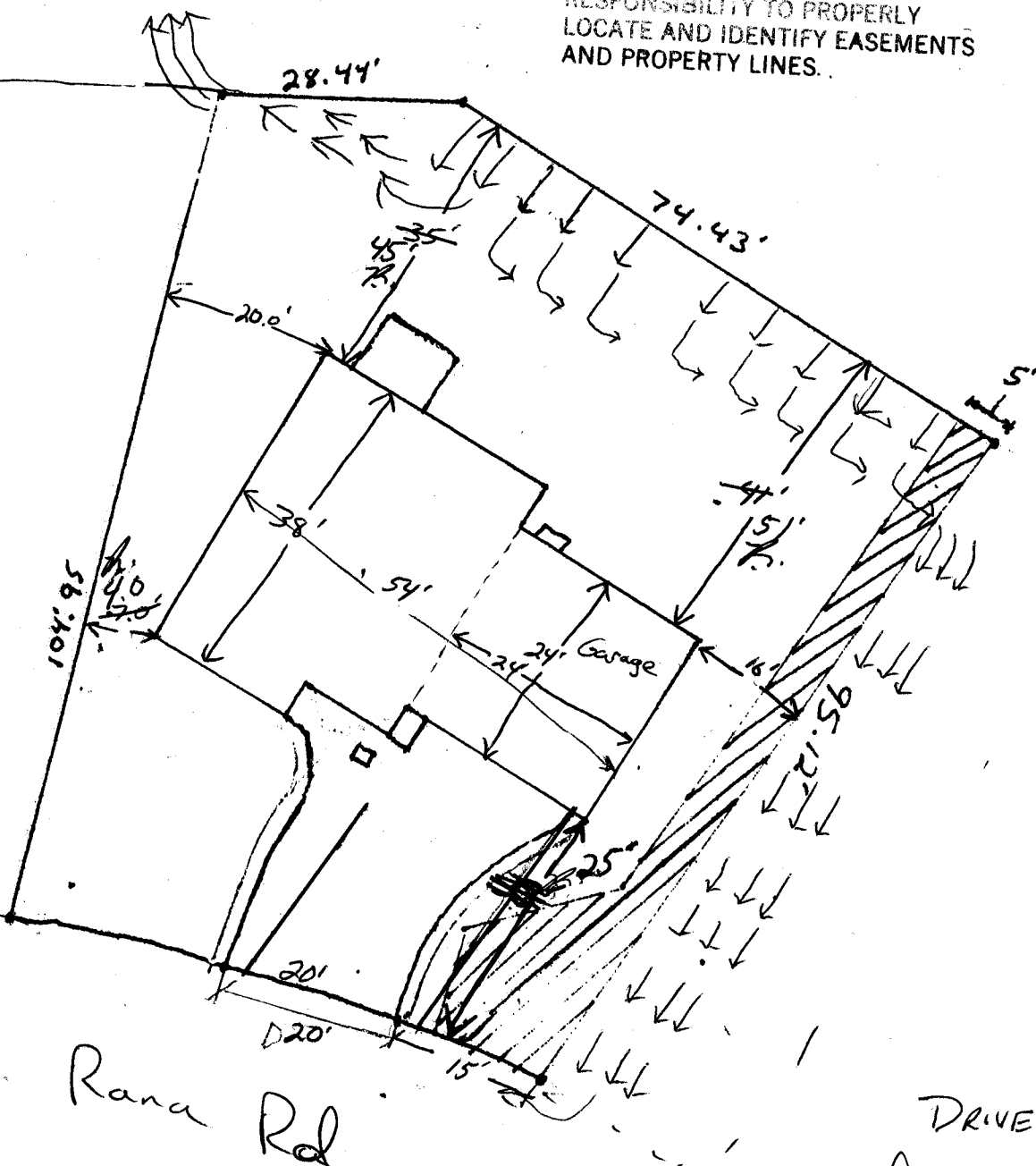
By signature below, builder or owner guarantees that improvements will be constructed as shown on this form and on building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By [Signature]
 By [Signature]
[Signature]

Builder/Realtor/Homeowner
 By [Signature]
 Date 1/23/01

ACCEPTED *Alisa Wagner* 5/4/01
 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.

vacant lot



Rana Rd

DRIVE OK
Dave de Souza
 5/4/01

Provide Dimension D;
 must be $14 < D < 30$ ft
 Drive OK as noted.
 D.D.D.
 2/12/01