

FEE \$ <u>10.00</u>
TCP \$
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79644



Your Bridge to a Better Community

BLDG ADDRESS 380 RIDGEWAY DR SQ. FT. OF PROPOSED BLDGS/ADDITION 77

TAX SCHEDULE NO. 2945-212-15-000 SQ. FT. OF EXISTING BLDGS 2,080

SUBDIVISION THE RIDGES TOTAL SQ. FT. OF EXISTING & PROPOSED 2,080

FILING 1 BLK 16 LOT 20 B. NO. OF DWELLING UNITS:

(1) OWNER KIETH BROWN Before: 1 After: 1 this Construction

(1) ADDRESS 380 RIDGEWAY DRIVE NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 248-1397 Before: 1 After: 1 this Construction

(2) APPLICANT P.C.M. ENTERPRISES (TO SIT ON) USE OF EXISTING BUILDINGS RESIDENCE

(2) ADDRESS 566 50 WESTGATE DR. DESCRIPTION OF WORK & INTENDED USE COVERED PORCH

(2) TELEPHONE 248-0025 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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD
 SETBACKS: Front 20' (13' in uncovered stairs) from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 10' from PL
 Maximum Height 25'

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO X
 Parking Req'mt _____
 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 [Signature] Date 4-18-01
 Department Approval [Signature] Date 4/27/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u> </u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/27/01</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)

SCALE 1" = 30'

4-25-01

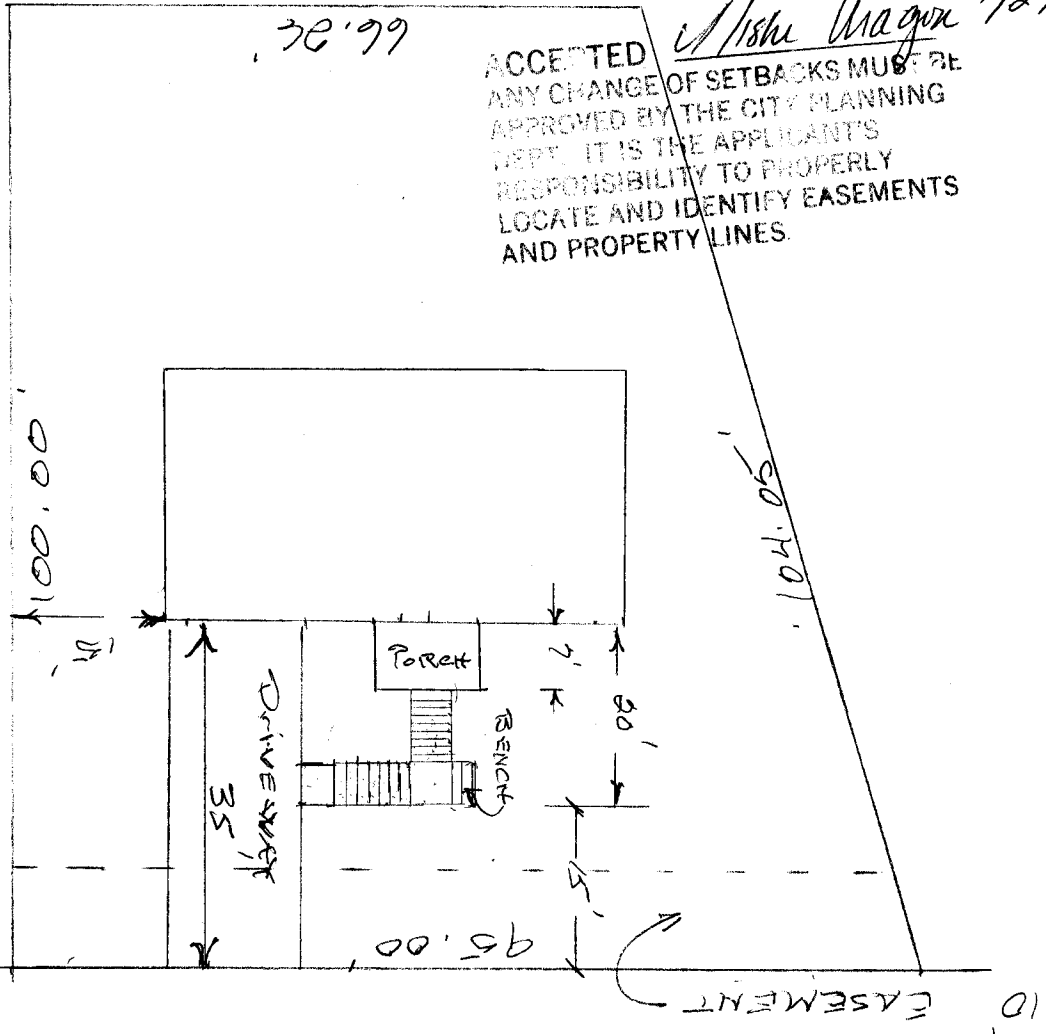
PAID \$5.00
RIDGES ACCO.
O. J. M. W. R.

[Handwritten signature]
Trent P. ...

Aishi Araoka 4/27/01

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.

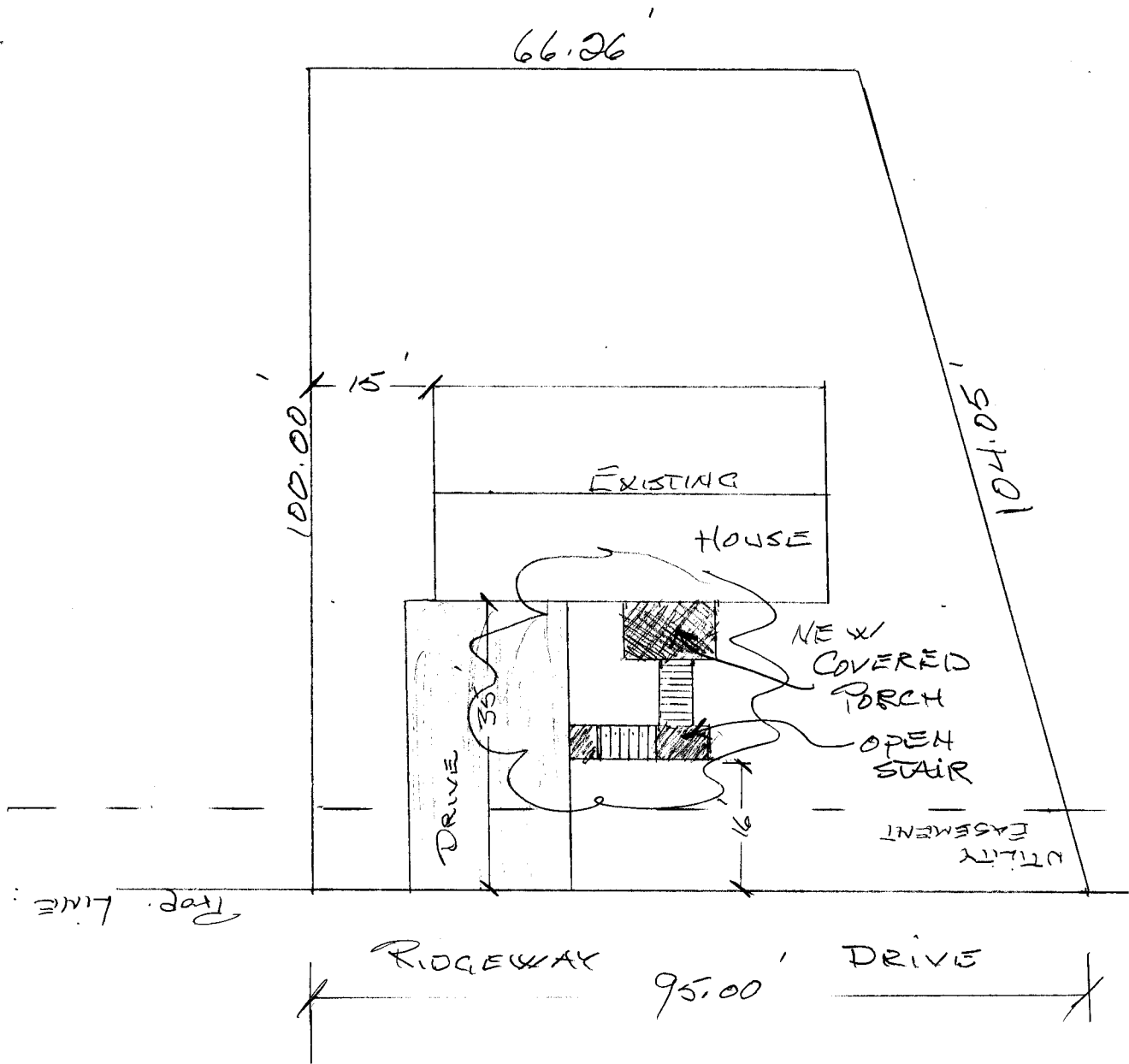
LOT 203
KITE BROWN
RESIDENCE
BLOCK 16



PROPERTY LINE

RIDGE WAY DRIVE

KELLY NORTHEN GRACE



► APPROVAL FOR BUILDING PERMIT ◀

Ridges Architectural Control Committee (ACCO)

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 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	Builder/Realtor/Homeowner
By _____	By _____
By _____	Date _____