

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2940 PITCHBLEND CT SQ. FT. OF PROPOSED BLDGS/ADDITION 135<sup>2</sup> FT  
 TAX SCHEDULE NO. 2943-803-61-012 SQ. FT. OF EXISTING BLDGS 1840<sup>2</sup> FT  
 SUBDIVISION ARROWHEAD ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 1975<sup>2</sup> FT  
 FILING 2 BLK 2 LOT 18 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER F. DOUGLAS LAMBERT NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 2940 PITCHBLEND CT. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 970-244-6935 DESCRIPTION OF WORK & INTENDED USE DECK - 12" FROM  
GROUND MADE OF COMPOSITE DECK BOARD  
 (2) APPLICANT OWNER TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_  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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 5' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 13 TRAFFIC 84 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).

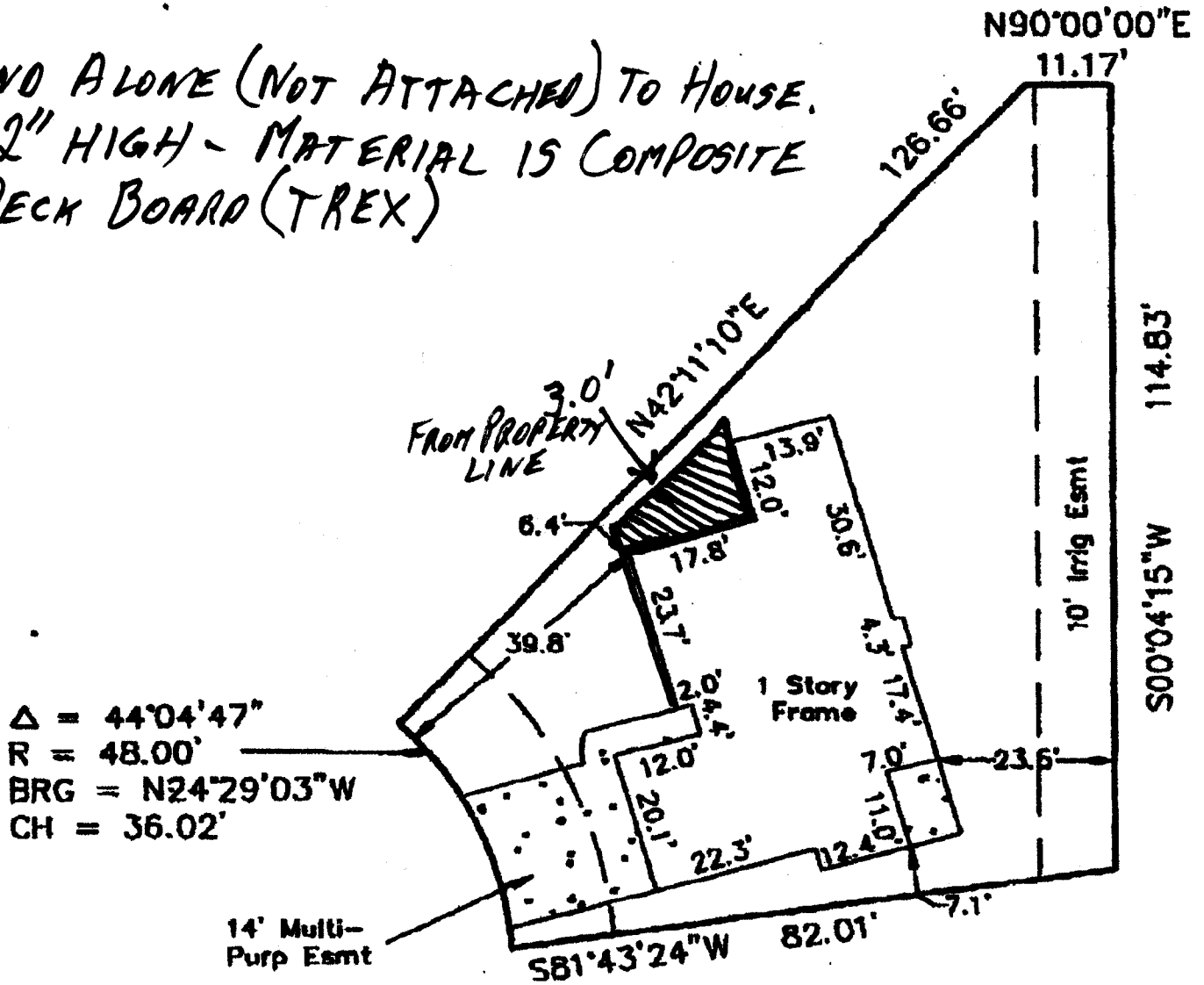
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature F. Douglas Lambert Date \_\_\_\_\_  
 Department Approval Mike Magan Date 11-5-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO degree</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>11/5/02</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)

STAND ALONE (NOT ATTACHED) TO HOUSE.  
 12" HIGH - MATERIAL IS COMPOSITE  
 DECK BOARD (TREX)



$\Delta = 44^{\circ}04'47''$   
 $R = 48.00'$   
 $BRG = N24^{\circ}29'03''W$   
 $CH = 36.02'$

14' Multi-Purp Esmt

2840 PITCHBLEND COURT

ACCEPTED *Micki Oragon 11/5/02*  
 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

*Paired  
\$ 500*

JOB NO. \_\_\_\_\_  
 Builder or Homeowner 425 - Sandstone Drive  
 Ridges Filing No. ONE  
 Block 6 Lot 1C  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 9-26-02

Approved \_\_\_\_\_  
Not Approved \_\_\_\_\_

**PERMITS PLAN**

- NA
- Front setback (20'-0" minimum) 8' (REQUEST FOR VARIANCE)
  - Rear setback (10'-0" minimum) ATTACHED TO EXISTING HOUSE
  - Side setbacks (10'-0" minimum "B" and "C" lots) 15'
  - Square Footage 624 SQ. FT. GARAGE ADDITION
  - Sidewalks NO
  - Driveway (asphalt or concrete) CONCRETE
  - Drainage AGGREGATE SUMP
  - Landscaping NEW CONCRETE/STONE VENEER FLOWER BED/RETAINING WALL  
& EXTENSION OF EXISTING RETAINING WALL TO BE COVERED W/CLIMBING  
IVY @ LATER DATE

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**

- Height (25'-0" maximum) NOT TO EXCEED 21'-6"
- Roof - Material ASPHALT, 3 TAB ARCHITECTURAL Color BLACK TO MATCH HOUSE
- Trim - Color BLACK PAINTED CEDAR TRIM
- Siding - Material CONCRETE IMPREGNATED SIDING Color MONTGOMERY WHITE/PAIN  
Material FIBERGLASS GARAGE DOORS Color PAINT TO MATCH
- Brick - Color \_\_\_\_\_
- Stone - Color \_\_\_\_\_
- Balcony NO
- Porches or patios NO
- Other ADDITION OF SOME EXTERIOR LIGHTING

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.

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

RESIDENTIAL ARCHITECTURAL CONTROL COMMITTEE

*[Signature]* \_\_\_\_\_  
*[Signature]* \_\_\_\_\_  
*[Signature]* \_\_\_\_\_

10/15/02  
10/15/02

Builder/Realtor/Homeowner

By *[Signature]* \_\_\_\_\_  
 Date 9-26-02  
10/15/02