

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84143



Your Bridge to a Better Community

BLDG ADDRESS 352 Ridge Circle Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 2461

TAX SCHEDULE NO. 2945-202-20-001 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED 2461

FILING 5 BLK 26 LOT 1A NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction

(1) OWNER Nancy Murray NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction

(1) ADDRESS 358 Hill View Dr. USE OF EXISTING BUILDINGS —

(1) TELEPHONE 243-2740 DESCRIPTION OF WORK & INTENDED USE Single Fam. Residence

(2) APPLICANT Colorado Classic Builders, Inc. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 406 Ridges Blvd. #5

(2) TELEPHONE 260-2399

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 _____
 or _____ from center of ROW, whichever is greater

Side 10' turn units 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 Nancy Murray Date 4-10-2002

Department Approval [Signature] Date 4/15/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14758</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/15/02</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)

ACCO APPROVED 4-9-02

Talbot

C. Blair

~~Talbot~~
Frank [unclear]

Neighbors
Driveway

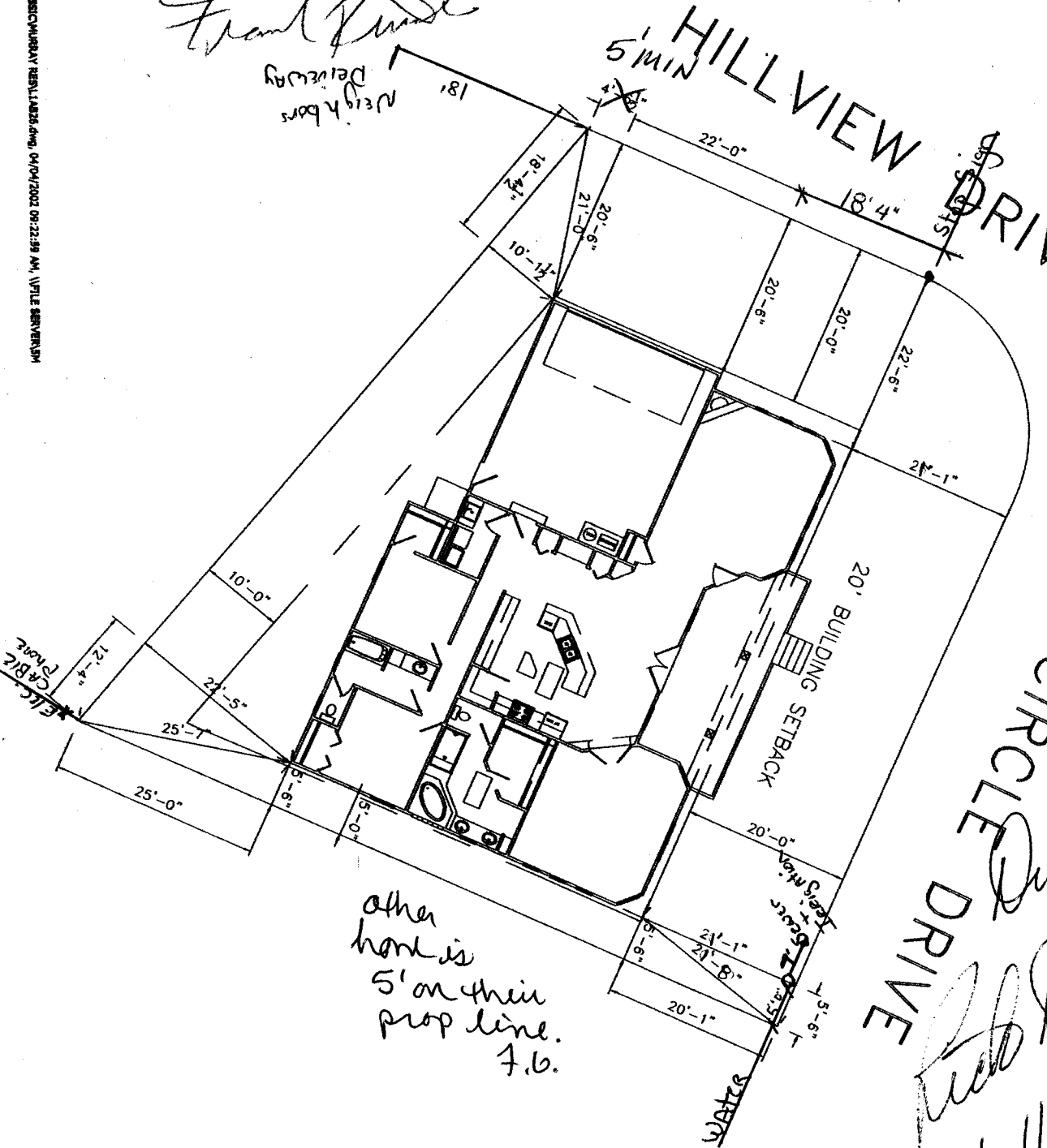
4/15/02
ACCEPTED C. Faye Gibson
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

HILLVIEW DRIVE

RIDGE CIRCLE DRIVE

20' BUILDING SETBACK

Water



other
hand is
5' on their
prop line.
4.6.

Drive OK
[Signature]
4-11-02

352 Ridge Circle Drive

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

Job No. _____
 Builder or Homeowner _____
 Ridges Filing No. 5
 Block 26 Lot 1A
 Pages Submitted _____
 Date Submitted _____

A - Approved
 NA - Not Approved

Owner:
Nancy Murray
352 Ridge Circle Drive

SITE PLAN

- | | | | |
|--------------------------|--------------------------|---|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | <u>20</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | <u>10</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>WEST SIDE (Hwy view) 20</u>
<u>EAST SIDE 5' FROM PROPERTY LINE, 10 FEET FROM EXISTING STRUCTURE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>1918 SQ FT SINGLE STORY</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks | <u>none</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>CONCRETE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage | <u>REAR & SIDE TO STREETS</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>TO BE DETERMINED</u> |

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 FEET</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>ASPHALT SHINGLES</u> Color <u>TBD</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>TBD</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>STUCCO</u> Color <u>TBD</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Material | Color _____ |
| <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>none</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios | <u>CONCRETE - FRONT w/ STUCCO WALL</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Other | <u>EXTERIOR LIGHTS OVER WINDOWS - STAINED</u>
<u>COLOR TBD</u> |

LANDSCAPE IS ALSO TO BE DETERMINED
 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 <u>[Signature]</u> <u>7/19/02</u>	By <u>[Signature]</u> <u>4/9/02</u>
By <u>[Signature]</u> <u>4/9/02</u>	Date <u>4/4/02</u>
<u>Frank [Signature]</u> <u>4/9/02</u>	<u>[Signature]</u>