

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

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



*Your Bridge to a Better Community*

Building Address 412 Eaglecrest Ct.  
 Parcel No. 2945-174-38-001  
 Subdivision Eagle Crest Subdivision  
 Filing 6 Block 9 Lot 1

No. of Existing Bldgs - 0 - Proposed 1  
 Sq. Ft. of Existing Bldgs - 0 - Proposed 2065  
 Sq. Ft. of Lot / Parcel 8480  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Jim + Jane Ann Schroedter  
 Address 2325 E 1/2 Road.  
 City / State / Zip G.S. Co. 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Jim Schroedter  
 Address 2325 E 1/2 Road.  
 City / State / Zip G.S. Co. 81503  
 Telephone (970) 245-7934

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10' w 5' side</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>Acco approval required</u>
Voting District <u>A</u>	Driveway Location Approval _____ (Engineer's Initials)

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 Jim Schroedter Date 9/30/03  
 Department Approval NAC [Signature] Date 10/14/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16644</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-14-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

Job No. 412 Eaglecrest Ct.  
 Builder or Homeowner Jim Schroeder (Schroeder Const.)  
 Ridges Filing No. 6  
 Block 9 Lot Rept of Lot 17  
 Pages Submitted \_\_\_\_\_  
 Date Submitted \_\_\_\_\_

A - Approved  
 NA - Not Approved

Phone # 245-7934  
 Cell. 260-8694

**SITE PLAN**

- |                          |                          |   |   |
|--------------------------|--------------------------|---|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum)                  | <u>20' per Bl Envelope</u>  |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum)                   | <u>20' per Bl Envelope</u>  |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>10' west per Bl E.</u><br><u>6' East Side</u>                        |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage                                  | <u>2065 Sq Ft.</u>  |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks                                       | _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete)                  | <u>Concrete</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage  | _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping                                     | <u>Spec. Home. New owners will be informed they must submit a plan.</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) | _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material        | <u>30yr. Architectural</u> Color <u>Natural Timber</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color           | <u>Oak</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material      | <u>Stucco</u> Color <u>#389 Southern 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      | <u>Deck 26x12 - Choice Deck-Decking Privacy Railings</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]

Builder/Realtor/Homeowner  
 By [Signature]  
 Date 9/26/03

8h

10/14/03

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

C. Jay Gibson

# Drainage Site Plan

412 Eaglecrest Ct.

ole  
lu

10/1/03

