

#802
City Ridge

(A)

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

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

BLDG PERMIT NO. 89312



Your Bridge to a Better Community

BLDG ADDRESS 416 EAGLE CREST CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1,909 #

TAX SCHEDULE NO. 2945-174-38-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION EAGLE CREST TOTAL SQ. FT. OF EXISTING & PROPOSED 1,909

FILING N/A BLK N/A LOT 3 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER WARD / BARBARA SCOTT NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 14 DUBONNET CT, 81503 USE OF EXISTING BUILDINGS N/A
W 241-4000
H 245-3961

(2) APPLICANT SAME AS ABOVE DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) ADDRESS _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) TELEPHONE _____

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 5-10/5' from PL, Rear Ridge line from PL Parking Req'mt 2

Maximum Height 32' shown on site plan Special Conditions Need acc approval

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Ward Scott Barbara Date _____

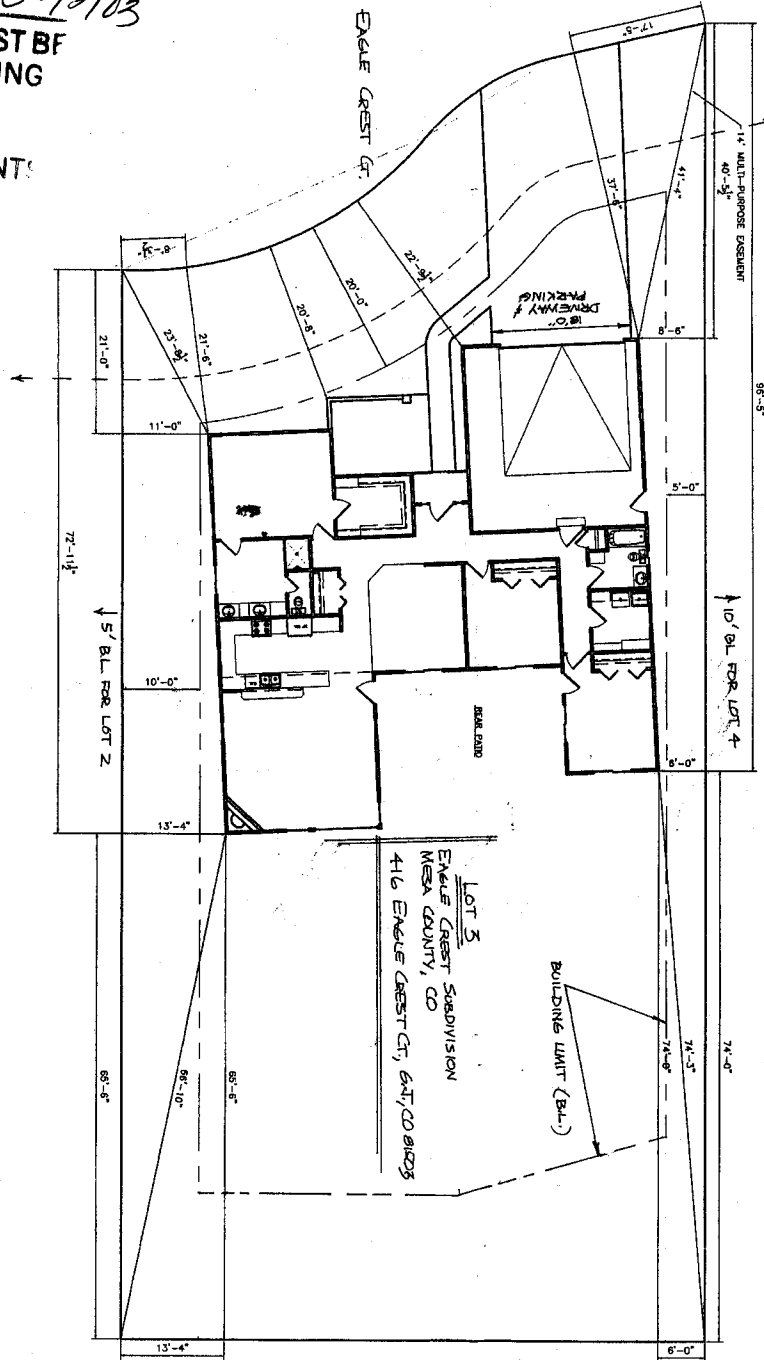
Department Approval W. Mike Magon Scott Date 5/2/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16005</u>
Utility Accounting	<u>W. Mike Magon Scott</u>	Date	<u>5/2/03</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)

ACCEPTED *Alshi Dragon 5/2/03*
 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.

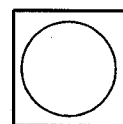


NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

al
ur
5/1/03

DATE OF SHEET	1-0-0
SCALE	1/8" = 1'-0"
NO. OF SHEETS	X-X-01
FILE NO.	
AUTOCAD FILE	
DATE	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	
SHEET	SHEET 1
OF	

THE SCOTT RESIDENCE
 LOT 3



Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

241-4015 ATT:WARD

APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

Job No. _____
Builder or Homeowner 416 EAGLE
WARD SCOTT CREST
Ridges Filing No. EAGLE CREST SUB.
Block _____ Lot 3
Pages Submitted _____
Date Submitted 4/24/03

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) | <u>17'0"</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>ASPHALT</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>SAGE, SLIDEN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>STUCCO</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color | <u>---</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color | <u>---</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | <u>---</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios | <u>CONCRETE NATURAL COLOR OR BAJA RED TINT</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Other | <u>2 LBS/YD. MAX.</u> |
- ** SUMMIT (440), PEAK (430), GRANITE (422) OR EQUAL
X OR EQUAL

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]
Frank Kunal

Builder/Realtor/Homeowner

By [Signature]
Date 4/24/03