

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

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

BLDG PERMIT NO. 90445



Your Bridge to a Better Community

BLDG ADDRESS 364 1/2 Ridge Cr. Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2368
 TAX SCHEDULE NO. 2945-201-05-031 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED ~~N/A~~ 2368
 FILING 4 BLK 12 LOT 31C
 NO. OF DWELLING UNITS:
 Before: 1 After: one this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: one this Construction
 (1) OWNER Raymond C. + Mary Ellen Davis
 (1) ADDRESS P.O. Box 451 Grand Jct, Co 81502
 (1) TELEPHONE 970 242 5890
 (2) APPLICANT Same
 (2) ADDRESS _____
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE Residence
 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 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' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS A TRAFFIC _____ 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 7/29/03
 Department Approval [Signature] Date 7/29/03

#1000
 [Handwritten notes]

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>on 7/29/03</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7-29-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Builder or Homeowner RAY DAVIS
Ridges Filing No. #4
Block 12 Lot 31C
Pages Submitted _____
Date Submitted _____

242-5890-H
216-9294-C

A - Approved
NA - Not Approved

SITE PLAN

- A NA Front setback (20'-0" minimum) _____
- A NA Rear setback (10'-0" minimum) _____
- A NA Side setbacks (10'-0" minimum "B" and "C" lots) _____
- A NA Square Footage 2882 _____
- A NA Sidewalks _____
- A NA Driveway (asphalt or concrete) HARD SURFACE _____
- A NA Drainage _____
- A NA 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

- A NA Height (25'-0" maximum) _____
- A NA Roof - Material ASPHALT Color DESERT TAN
- A NA Trim - Color SAME AS ROOF EATS (HUSK)
- A NA Siding - Material STUCCO Color SAGE
- A NA Material STUCCO ROOF EATS Color HUSK
- A NA Brick - Color _____
- A NA Stone - Color BROWN
- A NA Balcony _____
- A NA Porches or patios _____
- A NA 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 building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee

[Signature]
[Signature]
[Signature]

Builder/Realtor/Homeowner

By _____

Date _____

PROPOSED 2882 # S.F.R.

NOTES: UNLESS OTHERWISE SPECIFIED

- 1 - The information contained in these drawings and specifications set or describe the minimum standards and quality that will be accepted on this project. All work shall meet or exceed the requirements of the Mesa County Building Department including those contained in the latest editions of the IRC, IBC, IPC, NEC and any other applicable codes and ordinances.
- 2 - Verify all dimensions and conditions on the job-site. The FLOOR PLAN dimensions have priority over all other plan view drawings. 1/2" details have priority over 1/4" drawings, F details have priority over 1/4" and 1/2" details and the specifications have priority over all.
- 3 - Slope of soil away from the building perimeter at 2% for a minimum of ten feet.
- 4 - Nothing contained in the drawings and/or specifications shall be considered proprietary, however, substitutions for "or equal" materials and/or methods must be submitted in duplicate and approved by the Owner and CUI before their use will be allowed.
- 5 - All designs, ideas and arrangements as indicated on these drawings are the legal property of CUI - Construction Unlimited and shall be restricted to the original site and specific project for which they were prepared. Reproduction, publication or re-use by any method, in whole or part, without the express written consent of CUI - Construction Unlimited is prohibited. There shall be no change or deviations from these drawings and/or specifications without the written consent of CUI - Construction Unlimited. Visual contact with these drawings and/or specifications shall constitute prima facie evidence of the acceptance of all these restrictions without prejudice.

INDEX OF DRAWINGS:

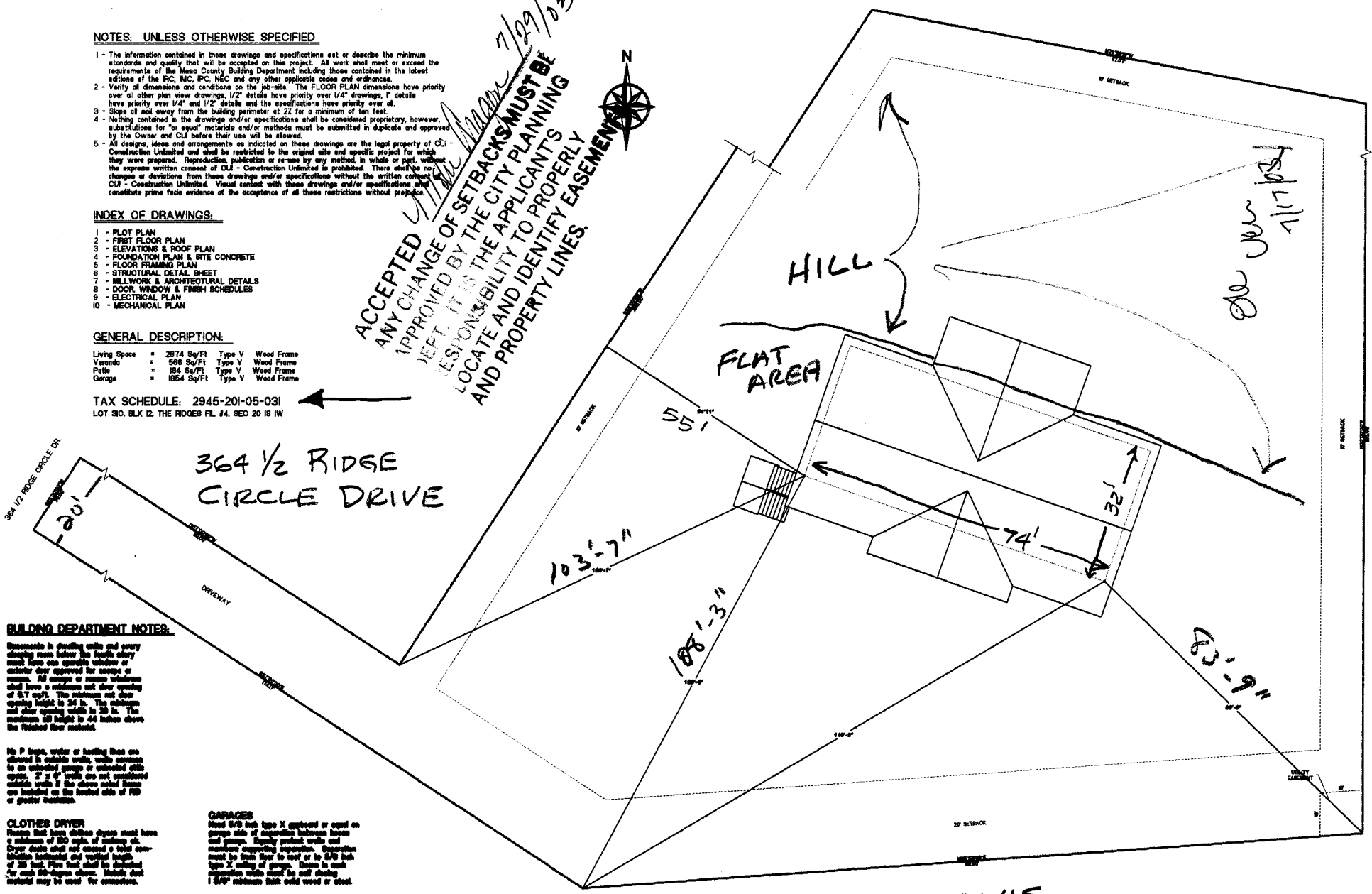
- 1 - PLOT PLAN
- 2 - FIRST FLOOR PLAN
- 3 - ELEVATIONS & ROOF PLAN
- 4 - FOUNDATION PLAN & SITE CONCRETE
- 5 - FLOOR FRAMING PLAN
- 6 - STRUCTURAL DETAIL SHEET
- 7 - MILLWORK & ARCHITECTURAL DETAILS
- 8 - DOOR, WINDOW & FINISH SCHEDULES
- 9 - ELECTRICAL PLAN
- 10 - MECHANICAL PLAN

GENERAL DESCRIPTION:

Living Space	= 2874 Sq/Ft	Type V	Wood Frame
Veranda	= 508 Sq/Ft	Type V	Wood Frame
Patio	= 184 Sq/Ft	Type V	Wood Frame
Garage	= 1864 Sq/Ft	Type V	Wood Frame

TAX SCHEDULE: 2945-201-05-031
 LOT 30, BLK 12, THE RIDGES FL #4, SEC 20 18 1W

ACCEPTED *7/29/03*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



BUILDING DEPARTMENT NOTES:

Screening in double walls and every sliding glass door for south elevations must have one operable window or exterior door approved for escape or rescue. All escape or rescue windows shall have a minimum net clear opening of 5.7 sq ft. The minimum net clear opening height is 36 in. The minimum and other opening width is 20 in. The maximum sill height is 44 inches above the finished floor surface.

No P traps, water or heating lines are allowed in outside walls, walls adjacent to an unheated garage or unheated attic space. 2" x 4" walls are not conditioned outside walls if the above noted items are located on the heated side of 10' or greater location.

CLOTHES DRYER
 Rooms that have clothes dryer must have a minimum of 100 sq ft of ceiling air. Cover doors shall not exceed a total combined horizontal and vertical length of 20 feet. Five feet shall be deducted for each 50-square degree ductless duct material may be used for connection.

GARAGES
 Wood GFI lock type X enclosed or equal in garage side of separation between house and garage. Regularly spaced walls and ceiling separating exterior. Separation must be from floor to roof or to 6'6" but type X ceiling of garage. Doors in each separate walls must be double door 1'6" minimum door solid wood or steel.

OWNER RAY DAVIS
 CONTRACTOR CUI
 FAX 243-5609
 PHONE 242-8233