

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

2092-13310 #2 @

Building Address 2412 1/2 Hidden Valley No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 294521214036 Sq. Ft. of Existing Bldgs 940 Sq. Ft. Proposed 1250
 Subdivision Cimarron Condo. Amended Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Ray Pouch
 Address P.O. Box 881
 City / State / Zip G.J. CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ken Hurt
 Address 576 29 1/2 Rd
 City / State / Zip G.J. CO 81504
 Telephone 245-1668 216-3841

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Tear out existing carpet & deck & replace w/ garage & overhead room.

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 envelope no expansion Maximum coverage of lot by structures _____
 SETBACKS: Front per envelope from property line (PL) Permanent Foundation Required: YES per approval NO _____
 Side per from PL Rear _____ from PL Parking Requirement ACC'd Required
 Maximum Height of Structure(s) 25' Special Conditions No kitchen is being added. Expansion is only going up. Not out.
 Voting District _____ 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).

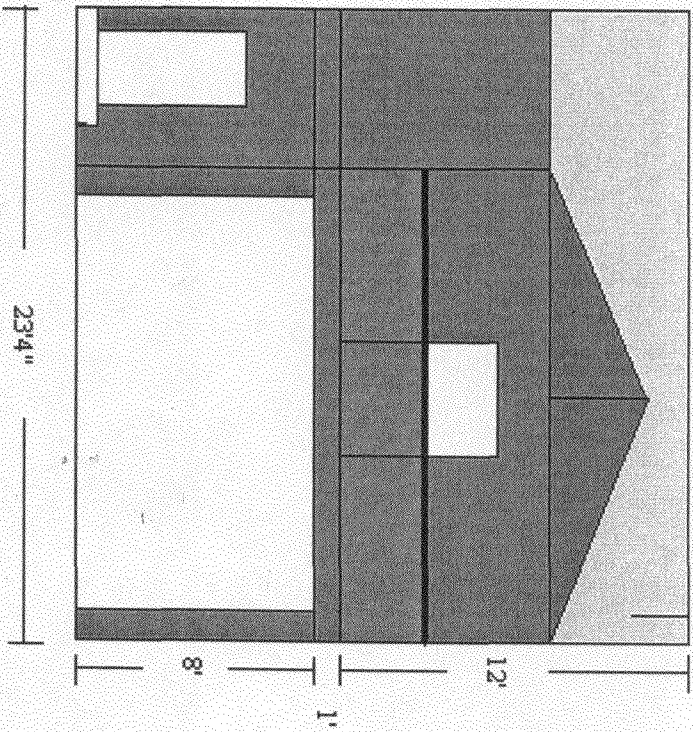
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Kenneth A. Hurt Date July 8, 2004
 Department Approval C. Faye Hall Date 8/3/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting 0 Date 8/3/04

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)

Proposed Front Elevation - 2412 1/2 Hidden Valley



Railing and ballisters omitted for clarity.

ACCEPTED
8/3/09
C. J. Love, Planner
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.

APPROVAL FOR BUILDING PERMIT
 Ridges Architectural Control Committee (ACCO)

2412 1/2 Hidden Valley Dr

Job No. _____
 Builder or Homeowner KEN HURT
 Ridges Filing No. _____
 Block _____ Lot _____
 Pages Submitted _____
 Date Submitted _____

Approved
 A - Not Approved

SITE PLAN

<input type="checkbox"/>	<input type="checkbox"/>	Front setback (20'-0" minimum)	<u>Same</u>
<input type="checkbox"/>	<input type="checkbox"/>	Rear setback (10'-0" minimum)	<u>Same</u>
<input type="checkbox"/>	<input type="checkbox"/>	Side setbacks (10'-0" minimum "B" and "C" lots)	<u>Same</u>
<input type="checkbox"/>	<input type="checkbox"/>	Square Footage	<u>1250</u>
<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>21'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Roof - Material	<u>Metal</u> Color <u>Gray</u>
<input type="checkbox"/>	<input type="checkbox"/>	Trim - Color	<u>Gray</u>
<input type="checkbox"/>	<input type="checkbox"/>	Siding - Material	<u>Wood</u> Color <u>Gray</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	_____
<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:

Carport to be enclosed as a garage. A room will be built above the carport and a portion of the deck will remain and be covered with a gabled roof. Re-roof will be gray-tone metal.

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.

Ridges Architectural Control Committee
[Signature]
 Builder/Realtor/Homeowner [Signature]
 By _____
 Date _____