

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

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

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

Building Address 380 West Valley Cir  
 Parcel No. 2945-201-02-017  
 Subdivision Ridges #  
 Filing 4 Block 8 Lot 15B

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 1600  
 Sq. Ft. of Lot / Parcel 11,500  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Lonnie Smith  
 Address 380 West Valley Cir  
 City / State / Zip Grand Jct, Co 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Lonnie Smith  
 Address 380 West Valley Cir  
 City / State / Zip Grand Jct, Co 81506  
 Telephone 970-261-2784

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Manufactured Home (UBC)
- 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.**

**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 \_\_\_\_\_

Side 10' from PL Rear 10' from PL Parking Requirement 2

Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_

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 [Signature] Date 07/22/04  
 Department Approval [Signature] Date 8-2-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>8/3/04</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)



W VALLEY CIR

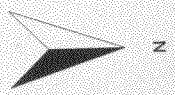
SCALE 1 : 336



8-3-04

*Barbara Henderson*

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.



► APPROVAL FOR BUILDING PERMIT ◀

Ridges Architectural Control Committee (ACCO)

Lonnie Smith

Job No. \_\_\_\_\_  
 Builder or Homeowner DMC West Builders / Lonnie Smith  
 Ridges Filing No. 2  
 Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 07/26/04

- Approved  
A - Not Approved

SITE PLAN

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front setback (20'-0" minimum)	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear setback (10'-0" minimum)	_____
<input type="checkbox"/>	<input checked="" 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>No Change</u>
<input type="checkbox"/>	<input type="checkbox"/>	Roof - Material	<u>3 Tab Composite</u> Color <u>Tan - Same As Existing</u>
<input type="checkbox"/>	<input type="checkbox"/>	Trim - Color	<u>Brown - Same as Existing</u>
<input type="checkbox"/>	<input type="checkbox"/>	Siding - Material	<u>Textured Masonite</u> Color <u>Beige - Same as Existing</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>Same As Existing</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:

Enclosed back porch over Existing patio 10' x 28' Enclosed storage 10 x 10  
Re-roof Existing color Composite shingles Siding To match Existing Paint color and  
Scheme to match existing colors. Side setback of 10 ft will be met No Height  
Changes. Work to be done by DMC West Builders

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  
 By [Signature] 7/26/04  
 Builder/Realtor/Homeowner  
 By [Signature]  
 Date 07/26/04

380 West Valley Ct

