

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

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

BLDG PERMIT NO. _____

Building Address 2417 BRANDYS CT. No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2945-163-24-020 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Ridges Sq. Ft. of Lot / Parcel _____
 Filing 1 Block 4 Lot 5C Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 18-22'

OWNER INFORMATION:

Name Bill & Susan Moyer
 Address 2417 BRANDYS CT.
 City / State / Zip 95 CO.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name TNT CUSTOM BUILDERS
 Address PO BOX 312
 City / State / Zip CLIFTON CO. 81520
 Telephone 2164096

***TYPE OF HOME PROPOSED:**

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

NOTES: Build 8x12' SVN ROOM
on West side of house

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 X
 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 3-14-06
 Department Approval [Signature] Date 3/14/06

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>3/14/06</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)

02-24-'05 09:12 FROM-Freestyle Chipeta Pr 2439940
APPROVAL FOR BUILDING PERMITS
Ridges Architectural Control Committee (ACCC)

Job No. _____
Builder or Homeowner 2417 Brandys @
Bill & Susan Moyer The Ridges
Ridges Filing No. _____
Block 4 Lot 5C
Pages Submitted _____
Date Submitted _____

A - Approved
NA - Not Approved

Addition of 8'x12'
sunroom to west
attached (side of house)

SITE PLAN

- | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|---|-------|
| <input type="checkbox"/> | A | <input type="checkbox"/> | NA | Front setback (20'-0" minimum) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Drainage | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <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 5'-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

attached

- | | | | |
|--------------------------|--------------------------|------------------------|-------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | _____ Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | _____ Color _____ |
| <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 to be to blend into adjacent material.

APPROVED SUBJECT TO:

NOTE: Sewer, water, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCC 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/Responsible Owner

By [Signature]
Date 3/10/06