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

BLDG PERMIT NO. _____

Building Address 394 Ridge Circle Dr
 Parcel No. 2945-201-05-004
 Subdivision Ridges
 Filing 2 Block 12 Lot 6B

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Marilyn Kastus - Ken P. C.
 Address 394 Ridge Circle Dr
 City / State / Zip Grand Junction, Co
81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Accommodation deck
& total pergola

APPLICANT INFORMATION:

Name Quality Home Concepts
 Address 517 Melody Lane
 City / State / Zip Grand Junction, Co
81501
 Telephone 261-9739

***TYPE OF HOME PROPOSED:**

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

NOTES: ALCO Needed - attached

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 <u>PD</u>	Maximum coverage of lot by structures <u>per plan</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>10</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>25</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	PAID MAY 10 2008 RB	

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 Wendy Wiggins Date 5-7-08
 Department Approval Pat Dunlap Date 5/16/08

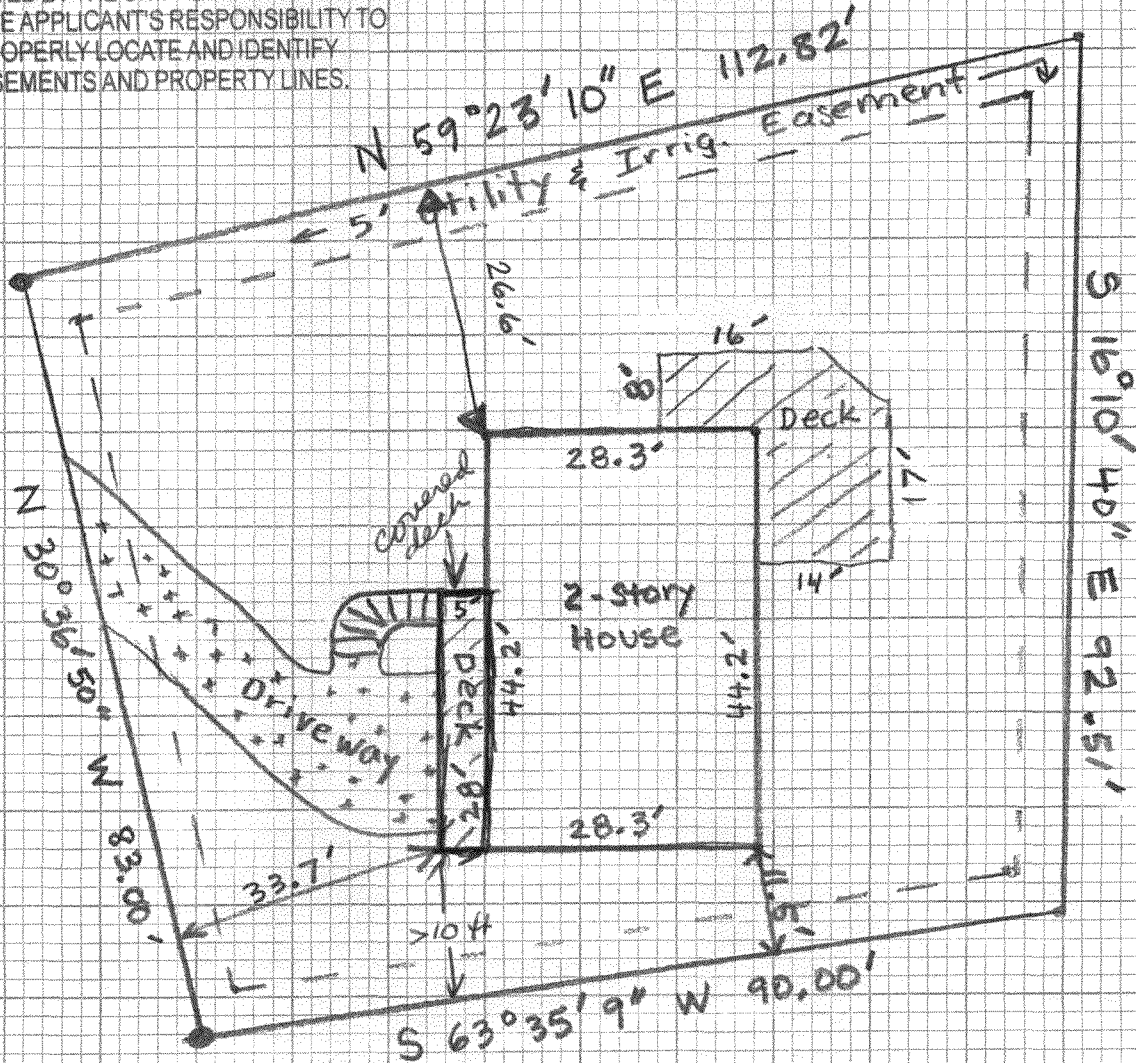
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>CBensley</u>	Date <u>5/16/08</u>		

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)

Lot 6B Block 12 Ridges Filing
(394 Ridge Circle Dr.)

ACCEPTED *Pat Under* 5/16/08

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Work to be completed summer/fall 2007:

1. Enlarge and replace materials on rear deck; add deck cover (non-structural trellis type) Rear deck is w/in 3 ft. of ground.
2. Replace materials on front deck and stair way; add deck cover (non-structural trellis type) Front deck is approximately 5.5' above ground

APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

121 Chipeta Avenue
Grand Junction, CO 81501

A - Approved Cynthia Adair (970) 261-2533
NA - Not Approved Frank Rinaldi (970) 241-0900
Ted Munkres (970) 243-0929

Job No. _____
Builder or Homeowner Quality Home Concepts WADE Wiggins
Ridges Filing No. _____
Block 12 Lot 6B
Pages Submitted _____
Date Submitted 5-12-08

SITE PLAN

- A NA
-
-
-
-
-
-
-
-
-

MARILYN RASTENS & Ken Hill
394 Ridge Circle DR
H-241-3790 W-248-6781

Front setback (20'-0" minimum) _____

Rear setback (10'-0" minimum) _____

Side setbacks (10'-0" minimum "B" and "C" lots) _____

Square Footage _____

Sidewalks _____

Driveway (asphalt or concrete) _____

Drainage _____

Landscaping _____

Contact Number _____
Please include \$5.00 cash payment

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

-
-
-
-
-
-
-
-
-

Height (25'-0" maximum) _____

Roof - Material _____ Color _____

Trim - Color _____

Siding - Material _____ Color _____
Material _____ Color _____

Brick - Color _____

Stone - Color _____

Balcony UPPER DECK EXISTING - RECONDITIONING DECK WITH

Porches or patios COMPOSITE DECKING - REAL IRON HANDRAIL

Other AND A PERGOA COVER, ALUMINUM OPEN PERGOA, TO MATCH BACK YARD DECK

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] 5/15/08

Builder/Realtor/Homeowner

By WADE Wiggins QMC

Date 5-12-08

[Signature]