

| |
|---------------------|
| FEE \$ <u>15.00</u> |
| TCP \$ |
| SIF \$ |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address #1346470
381 1/2 Hillview
 Parcel No. 2945-201-06-012
 Subdivision Ridges
 Filing 4 Block 13 Lot 12A

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1416 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 6490
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darin Kamstra
 Address 381 1/2 Hillview
 City / State / Zip G.J. CO. 81507

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Remodeling exterior staircase - ACCO approval required & replacing retaining walls existing @ front of home
 *TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

APPLICANT INFORMATION:

Name Brad Harbin
 Address 647 N. Terrace Dr.
 City / State / Zip G.J. CO. 81507
 Telephone 970-260-4857

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 PLANNING STAFF | |
|---|---|
| ZONE <u>PD</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side <u>10</u> from PL Rear <u>10</u> from PL | Floodplain Certificate Required: YES _____ NO _____ |
| Maximum Height of Structure(s) _____ | Parking Requirement _____ |
| Voting District _____ | Special Conditions _____ |
| Driveway Location Approval _____ (Engineer's Initials) | |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

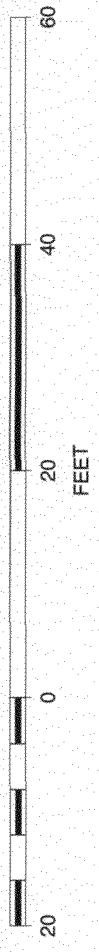
Applicant Signature [Signature] Date 7-21-09
 Planning Approval [Signature] Date 8/21/09

| |
|--|
| Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. <u>remodel</u> |
| Utility Accounting <u>[Signature]</u> Date <u>8/21/09</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE 1 : 200



Ridges Architectural Control Committee (ACCO)

Builder or Homeowner
DARIN KAMSTRA

Ridges Filing No. FOUR

Block 13 Lot 12A

Pages Submitted 6

Date Submitted 6/19/09

~~381~~
381 1/2 HILLVIEW DR
970-434-4394 home
970-248-1159 fax

A - Approved
 NA - Not Approved

SITE PLAN

- | | | | |
|--------------------------|--------------------------|---|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | _____ |
| <input type="checkbox"/> | <input 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 | <u>New terracing behind retaining wall using concrete retaining block. Mulch or stone with shrubs and perennials.</u> |

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) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | _____ Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>Aurora Brown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>Cedar (existing)</u> Color <u>Resort Tan</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 | <u>New tinted concrete (tan tone) retaining walls to replace existing R.R. ties. New redwood staircase with intermediate landing</u> |

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.

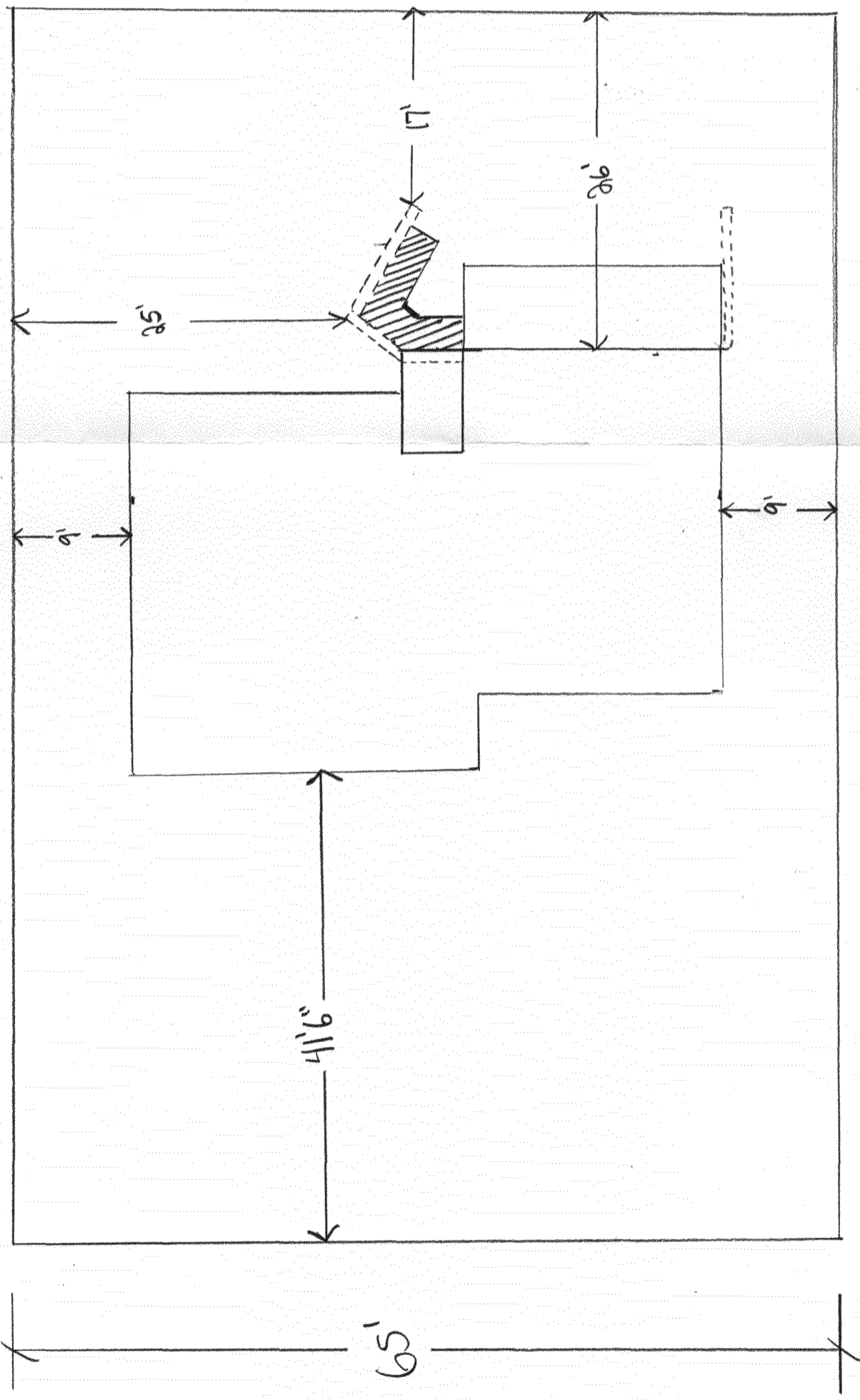
NOTE: ACCO makes no judgement on foundation design.

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 FRANK BY PHONE
 By [Signature]

Builder/Realtor/Homeowner
 By [Signature]
 Date 6/19/09

381 1/2 Hill View Dr.



----- replacement concrete retaining wall

▨ replacement wooden staircase

(not to scale)

ACCEPTED *[Signature]*
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.

