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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 4114 Prospectors Point
 Parcel No. 2945-174-29-015
 Subdivision RIDGES
 Filing 6 Block 9 Lot 15A

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1532 Sq. Ft. Proposed 340
 Sq. Ft. of Lot / Parcel 7,107.4
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2776
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name DAVID & SUSANNE DEAN
 mailing Address 412 1/2 Prospectors Point
 City / State / Zip CO CO 8150

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name 3-D Builders
 Address 2527 G 1/2 Rd
 City / State / Zip CO CO 81505
 Telephone 970-250-3772

***TYPE OF HOME PROPOSED:**

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

NOTES: ENCLOSE EXISTING COVERED PORCH
APCO Letter required

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>R-4 PD</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
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 1/14/10
 Planning Approval [Signature] Date 1/20/10

Additional water and/or sewer tap fee(s) are required: YES NO <u>X</u> W/O No.
Utility Accounting <u>A. Bensley</u> Date <u>1/20/10</u>

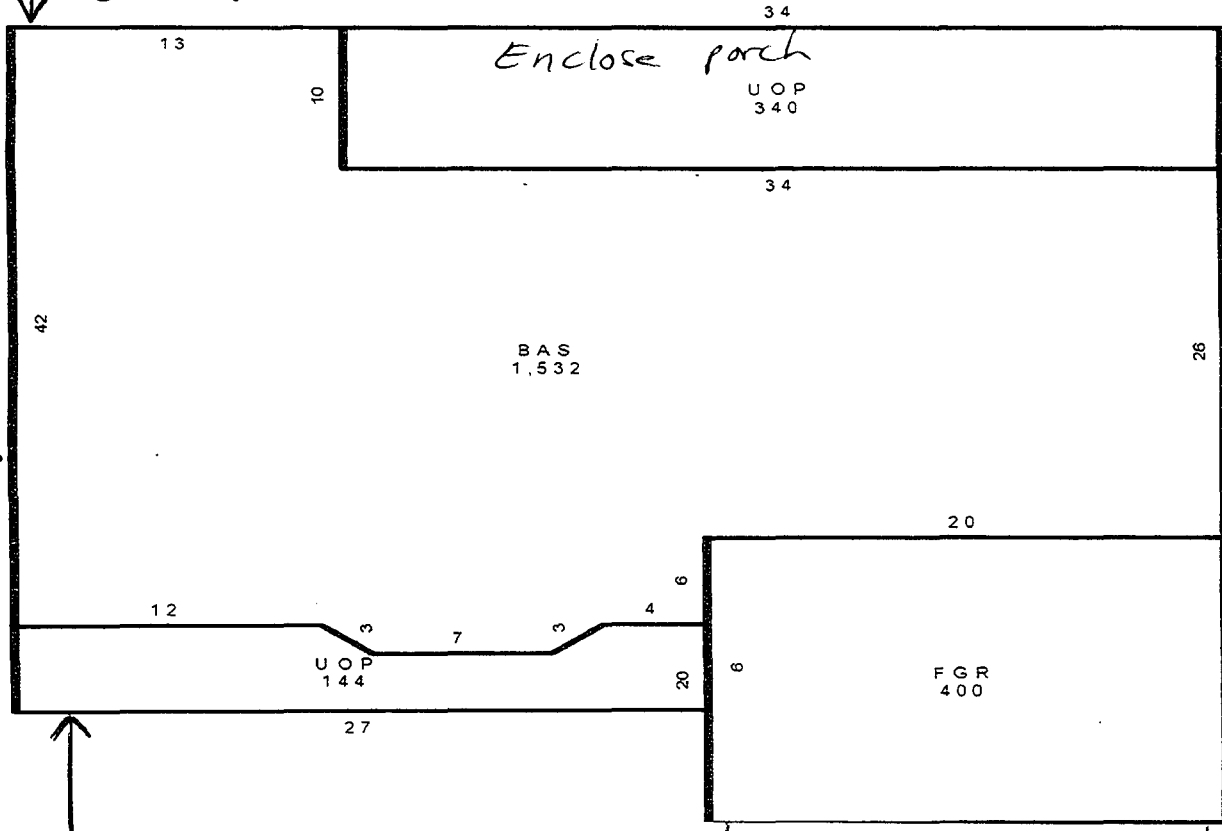
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

70'

86'

28' min.

ACCEPTED *Pat Olenko 1/20/10*
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.



Concrete DRIVEWAY 360 SQ FT

414
Prospectors Point

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

Bullder or Homeowner
DAVID & SUSANNE DEAN
 Ridges Filing No. 6
 Block 9 Lot 15A
 Pages Submitted 3 total
 Date Submitted 1/15/10

3-D Bides = Contact Number 970-250-3772
Please include \$5.00 cash payment

SITE PLAN

<input type="checkbox"/>	<input type="checkbox"/>	Front setback (20'-0" minimum)	<u>EXISTING</u>
<input type="checkbox"/>	<input type="checkbox"/>	Rear setback (10'-0" minimum)	<u>EXISTING</u>
<input type="checkbox"/>	<input type="checkbox"/>	Side setbacks (10'-0" minimum "B" and "C" lots)	<u>EXISTING</u>
<input type="checkbox"/>	<input type="checkbox"/>	Square Footage	<u>WHEN PORCH IS ENCLOSED 340 TOTAL SQFT</u>
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<u>EXISTING</u>
<input type="checkbox"/>	<input type="checkbox"/>	Driveway (asphalt or concrete)	<u>EXISTING Concrete</u>
<input type="checkbox"/>	<input type="checkbox"/>	Drainage	<u>EXISTING</u>
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping	<u>EXISTING</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)	<u>9' MAX WALL HEIGHT</u>
<input type="checkbox"/>	<input type="checkbox"/>	Roof - Material	<u>EXISTING</u> Color _____
<input type="checkbox"/>	<input type="checkbox"/>	Trim - Color	<u>WHITE FOR NEW CONST.</u>
<input type="checkbox"/>	<input type="checkbox"/>	Siding - Material	<u>VINYL 3" FOAM PANELS</u> Color <u>WHITE</u>
<input type="checkbox"/>	<input type="checkbox"/>	Material	<u>GLASS WINDOWS</u> Color <u>WHITE</u>
<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:

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, bullder 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 RINALDI BY THOR

Bullder/Realtor/Homeowner
 By David & Susanne Dean 3-D Builders
 Date 1/15/10