

DATE SUBMITTED: 9-3-92

PERMIT NO. 42765 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2391 Ridgeway Ct.

SQ. FT. OF BLDG: 2112

SUBDIVISION Ridges

SQ. FT. OF LOT: 10170

FILING # 3 BLK # 18 LOT # 3B

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-201-10-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Roger Helen Belover

USE OF EXISTING BUILDINGS: None

ADDRESS 805 Tahiti Dr.

TELEPHONE: 245-5936 242-6647

DESCRIPTION OF WORK AND INTENDED USE:

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE ~~Homeowner~~ Planned Residential

FLOODPLAIN: YES NO

SETBACKS: FRONT 15' front

GEOLOGIC HAZARD: YES NO

SIDE 7' REAR 30'

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: No per Homeowner

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

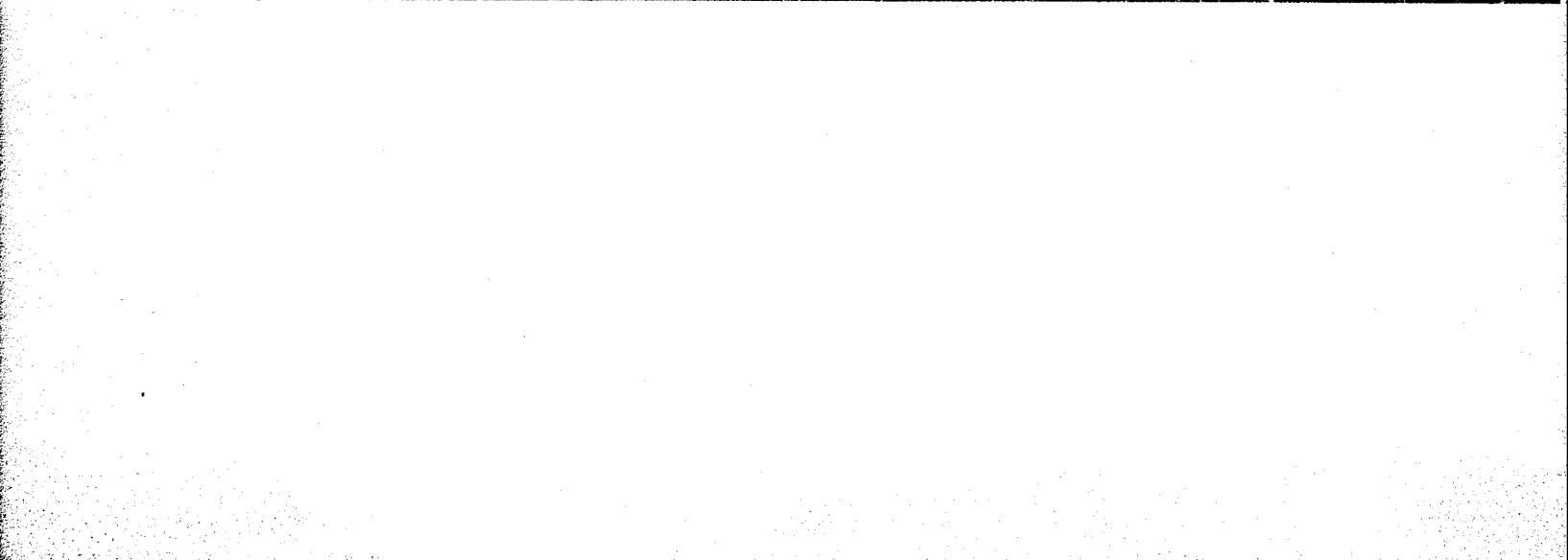
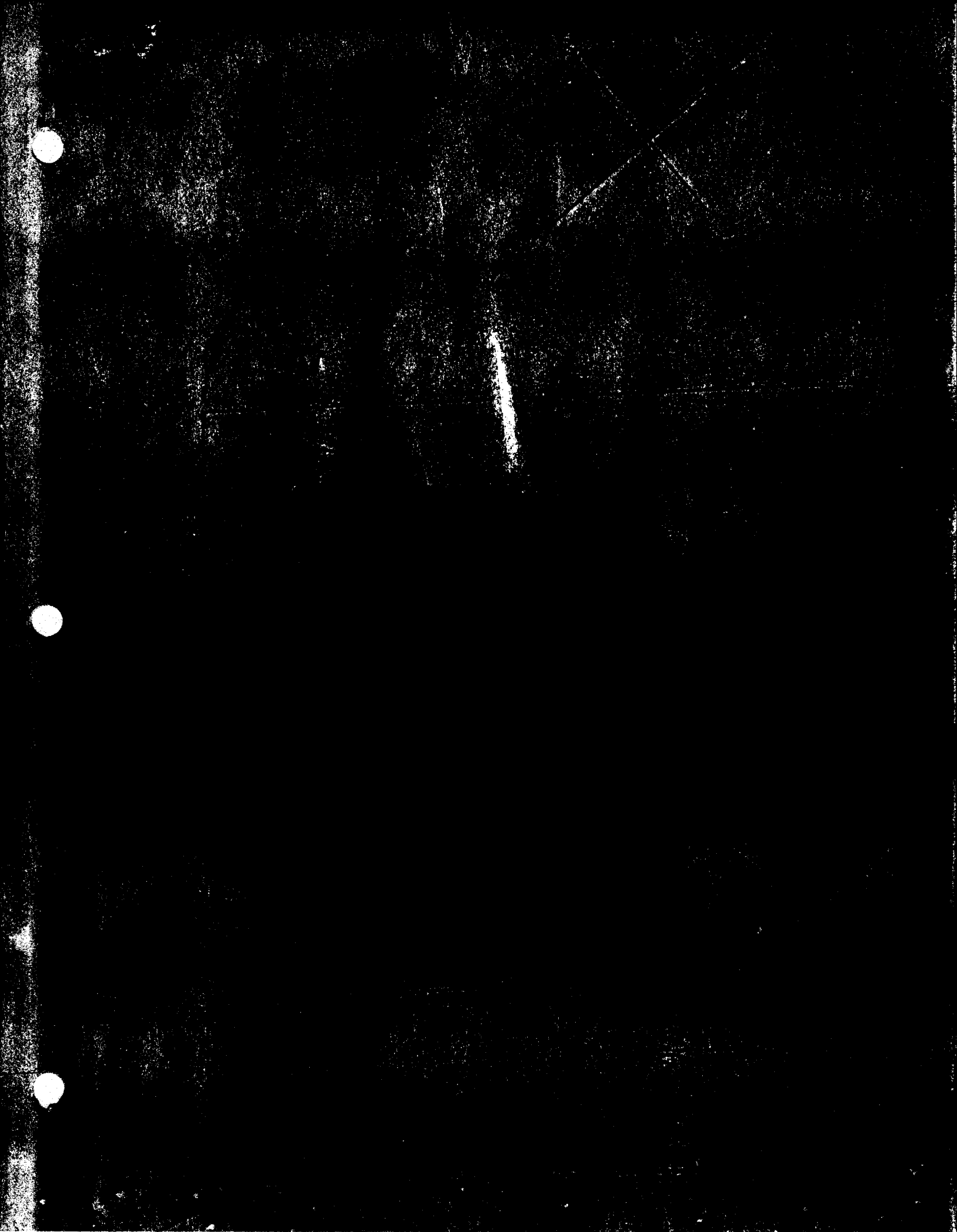
Angeline Barrett
Department Approval

Roger Belover
Applicant Signature

9/3/92
Date Approved

9-5-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



House Beautif

APPROVED 8-27-92
RIDGES & CO.

J & M
Allan S. Barber 8-27-92



specially developed for
Building Ma

► APPROVAL FOR BUILDING PERMIT ◀
Ridges Architectural Control Committee (ACCO)

A - Approved
 NA - Not Approved

Job No. _____
 Builder or Homeowner: ~~Frederick~~ RODGER GLOTT
 Ridges Filing No. 6
 Block 9 Lot 25
 Pages Submitted 7
 Date Submitted 8-27-92

SITE PLAN

- | | | | |
|-------------------------------------|--------------------------|---|---------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>1800+-</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | _____ |
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material | _____ Color _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trim - Color | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material | _____ Color _____ |
| | | 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 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.

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] 8/27/92

Builder/Realtor/Homeowner

By _____
 Date _____