

DATE SUBMITTED: 10/5/92

PERMIT NO. 43129 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 393 Ridgeway Dr.

SQ. FT. OF BLDG: 2058

SUBDIVISION Ridges

SQ. FT. OF LOT: 8300

FILING # 3 BLK # 4 LOT # 26C

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-212-13-004

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

OWNER John & Laura Vespio

USE OF EXISTING BUILDINGS: Single Family Residence

ADDRESS 401 Ridgeway Drive
Ken Reimier

DESCRIPTION OF WORK AND INTENDED USE: build new home

TELEPHONE: 243-8137 / 243-5100

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

FOR OFFICE USE ONLY

ZONE PR

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT Arch. Feature

GEOLOGIC HAZARD: YES _____ NO X

SIDE Arch. Feature REAR _____

CENSUS TRACT: 14 TRAFFIC ZONE: 91

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: 500

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

The Renica Co. Inc.
Renzia L. Renica
Applicant Signature

10/5/92
Date Approved

10/5/92
Date

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

APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

Job No. 92-31
 Builder or Homeowner KEN REINIER/JOHAN VESCIO
 Ridges Filing No. 3
 Block 4 Lot 26C
 Pages Submitted _____
 Date Submitted 10-1-92

- Approved
 NA - Not Approved

393 RIDGEWAY DRIVE
245-1393

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>2058 LIVING AREA</u> |
| <input 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) <u>18'</u> <u>FIBERGLASS AWNINGS</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>AS SUBMITTED</u> <u>CORNING</u> Color <u>WEATHERED WOOD / AUTUMN BROWN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>COORDINATE W/ SIDING</u> Color <u>WESTERN SAND</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>AS SUBMITTED</u> Color <u>PUTTY (KWAL PAINT)</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Material _____ Color <u>5402 M</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u>LT TAN - AS SUBMITTED</u> |
| <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.

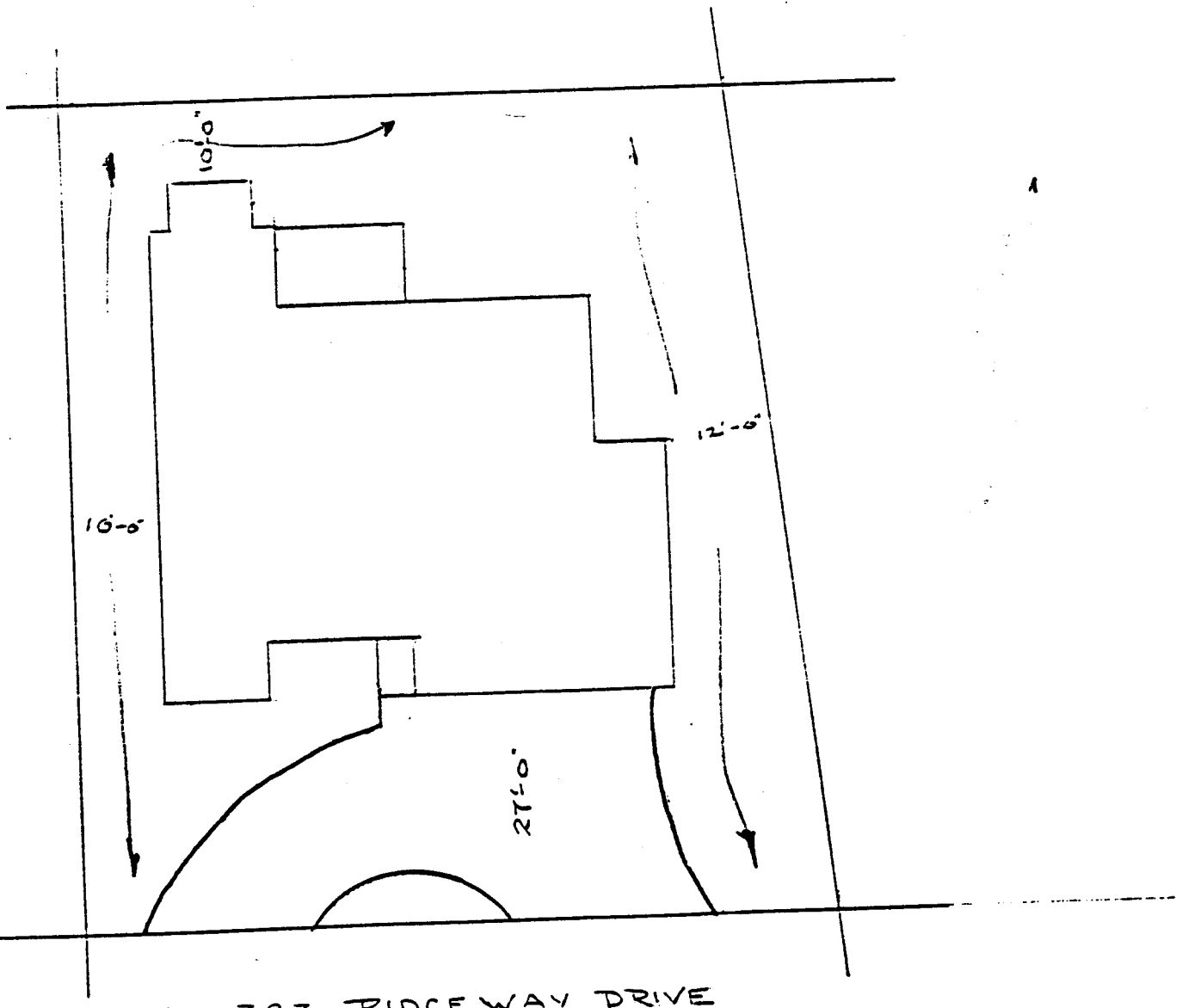
APPROVED SUBJECT TO:

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 building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By [Signature] 10-3-92
 By [Signature] 10-3-92
 Builder/Realtor/Homeowner
 By _____
 Date _____

0305 92



393 RIDGEWAY DRIVE
SCALE 1" = 20'