

DATE SUBMITTED: 11-12-92

11/17/92

PERMIT NO. 43512 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 374 Soapweed cr

SQ. FT. OF BLDG: 1695

SUBDIVISION Ridges Sub.

SQ. FT. OF LOT: 14,500

FILING # 4 BLK # 12 LOT # 25C

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-201-08-025

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

OWNER John Burrows

USE OF EXISTING BUILDINGS: Residence

ADDRESS 406 Ridges Blvd #6

DESCRIPTION OF WORK AND INTENDED USE: Building new residence

TELEPHONE: 293-5731

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE FD-4

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE 10' REAR 10'

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT 25'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

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.

  
Department Approval

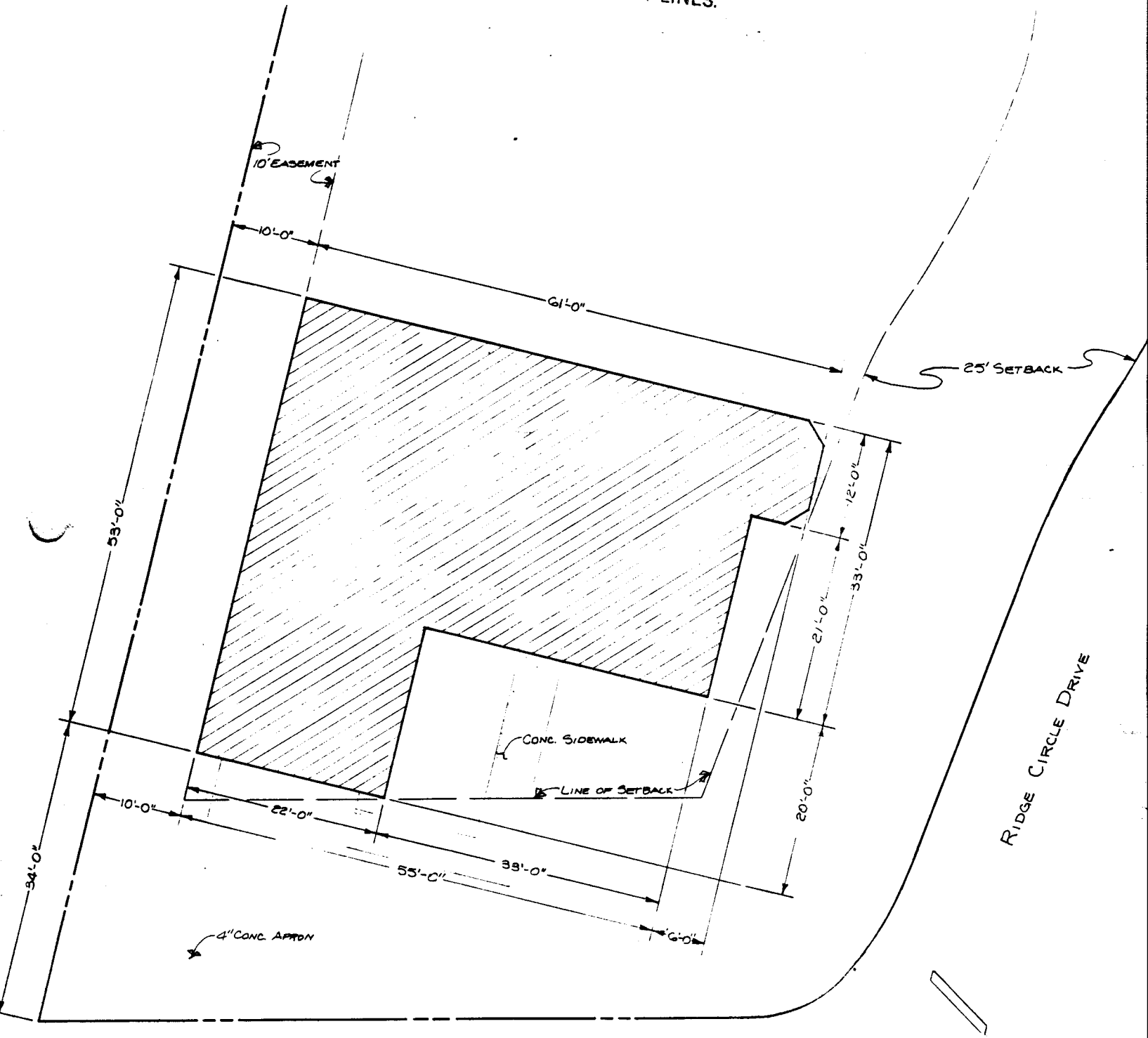
  
Applicant Signature

11-12-92  
Date Approved

11-12-92  
Date

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

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





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

Job No. 92-8  
 Builder or Homeowner  
JOHN & GAILLE BURROWS  
 Ridges Filing No. 4  
 Block 12 Lot 25C  
 Pages Submitted 4  
 Date Submitted 4/13/92

**A** - Approved  
**NA** - Not Approved

PHONE 243-5731  
374 SOAPWEEK CT

**SITE PLAN**

- |                                     |                          |   |   |
|-------------------------------------|--------------------------|---|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum)                  | <u>25' 31' 28"</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum)                   | <u>10'</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | _____   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Square Footage                                  | <u>1695'</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Sidewalks                                       | _____   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete)                  | <u>CONCRETE</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage  | <u>SEE NOTE BELOW*</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Landscaping                                     | <u>SHALL BE AS APPROVED BY ACCO BEFORE COMPLETION OF CONSTRUCTION -</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.

**TERIOR ELEVATIONS**

- |                          |                          |                        |  |
|--------------------------|--------------------------|------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | <u>WATERMAN WOOD OR FERRIS GRAY</u>                            |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material        | <u>ASPHALT -</u> Color <u>GRAY</u>                             |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color           | <u>STAIN WOOD</u> Diamond Veneer                               |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material      | <u>MASONITE HARDBOARD</u> Color <u>GRAY DAY</u> Diamond Veneer |
| <input type="checkbox"/> | <input type="checkbox"/> | Material               | Color _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color          | <u>CAMBRIDGE</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color          | <u>NATURAL STONE</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony                | _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios      | _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Other                  | <u>FRONT DOOR RANCH RED</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 [Signature] 4-13-92  
 By [Signature] 4-13-92  
[Signature] 4-13-92

Builder/Realtor/Homeowner  
 By \_\_\_\_\_  
 Date \_\_\_\_\_