

DATE SUBMITTED: 11/1/92

PERMIT NO. 43436 ✓

FEE \$ \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 385 West Vally Circle SQ. FT. OF BLDG: 1700

SUBDIVISION Ridges SQ. FT. OF LOT: 9500

FILING # 4 BLK # 10-B LOT # 11 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # \_\_\_\_\_ NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER David Bagg USE OF EXISTING BUILDINGS: 0

ADDRESS 644 Broken Spoke

TELEPHONE: 241-2734 DESCRIPTION OF WORK AND INTENDED USE: Single family Home

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

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

ZONE PD-4

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

SETBACKS: FRONT 20'

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

SIDE 10' REAR 10'

CENSUS TRACT: 14 TRAFFIC ZONE: 98

MAXIMUM HEIGHT \_\_\_\_\_

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.

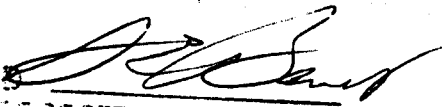
[Signature]  
Department Approval

[Signature]  
Applicant Signature

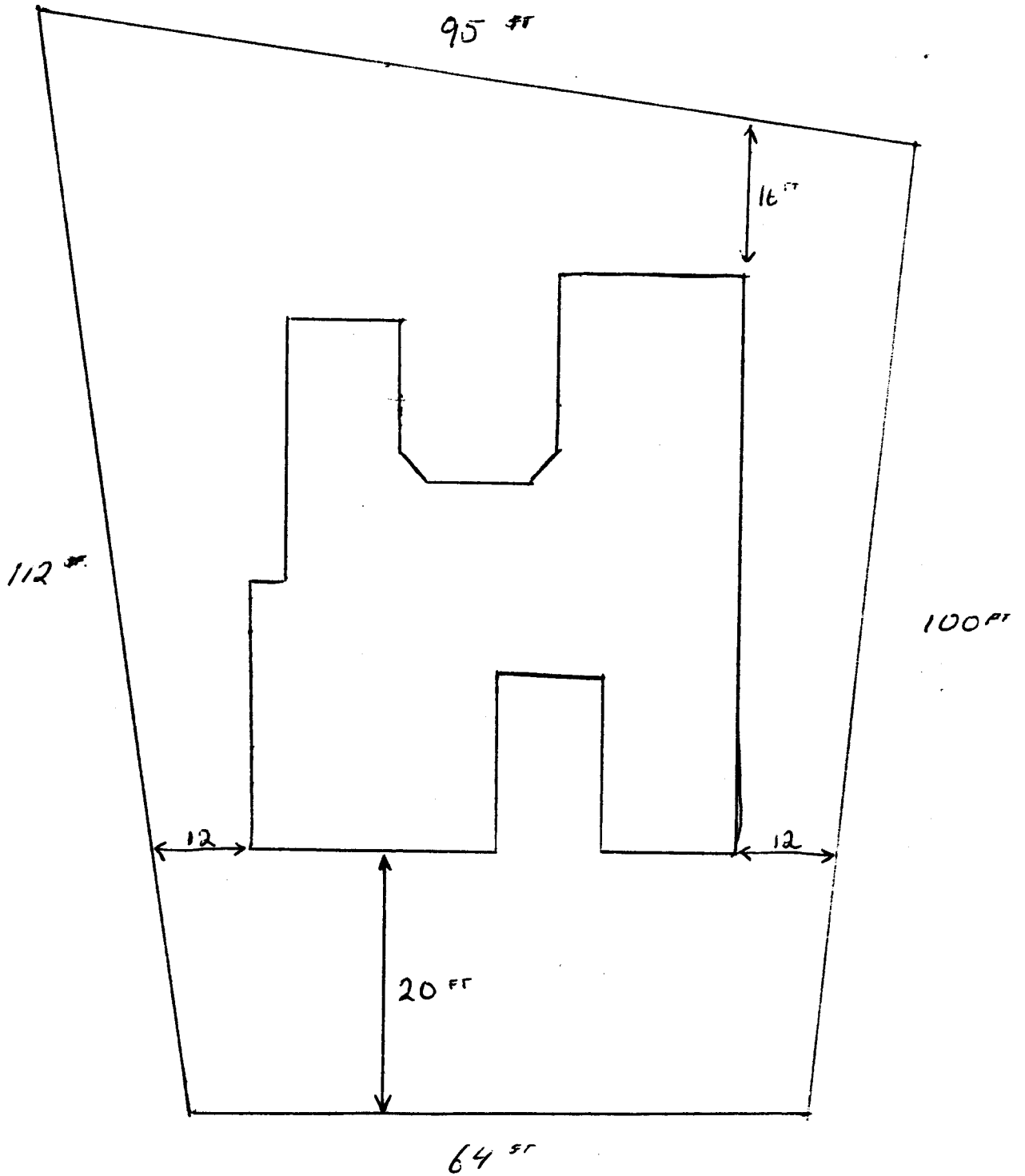
11-8-92  
Date Approved

11/6/92  
Date

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

ACCEPTED   
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.

(David Bagg)  
1700 SF



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

3-8448

Job No. 92-33  
 Builder or Homeowner David Bagby  
 Ridges Filing No. 494  
 Block 11 Lot 10 B  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 11-3-92

- Approved  
 - Not Approved

395 West Valley Circle  
241-2734 2nd Bishop 243-8468  
250-0183

**SITE PLAN**

- | A                                   | NA                       |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>20'</u>                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>16' + angle</u>           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum-"B" and "C" lots) <u>12'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1703 sq ft</u>                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Sidewalks _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>CONCRETE</u>             |
| <input 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>14'</u>                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>ASPHALT SHALS</u> Color <u>BROWN</u>       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Trim - Color _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>COLOR LOCK</u> Color <u>WINTER PEACH</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u>DOVE GRAY</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.

By 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 | Builder/Realtor/Homeowner      |
| By <u>John Burrows</u> <u>11-5-92</u>  | By _____                       |
| By <u>[Signature]</u> <u>"</u>         | Date _____                     |
| By <u>[Signature]</u> <u>"</u>         | <u>Melvin M. Steen 11-6-92</u> |