

DATE SUBMITTED: 5-26-93

PERMIT NO. 450651

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 380 1/2 Cliff Rose Ct. SQ. FT. OF BLDG: 2000

SUBDIVISION Ridges SQ. FT. OF LOT: 8200 +

FILING # 4 BLK # 12 LOT # 18 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-201-05-018 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Denise BAGG USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 644 Broken Spoke DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

TELEPHONE: 241-2734 \_\_\_\_\_

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 *Designated*  
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.

*Maria Pity*  
Department Approval

*W. J. Bagg*  
Applicant Signature

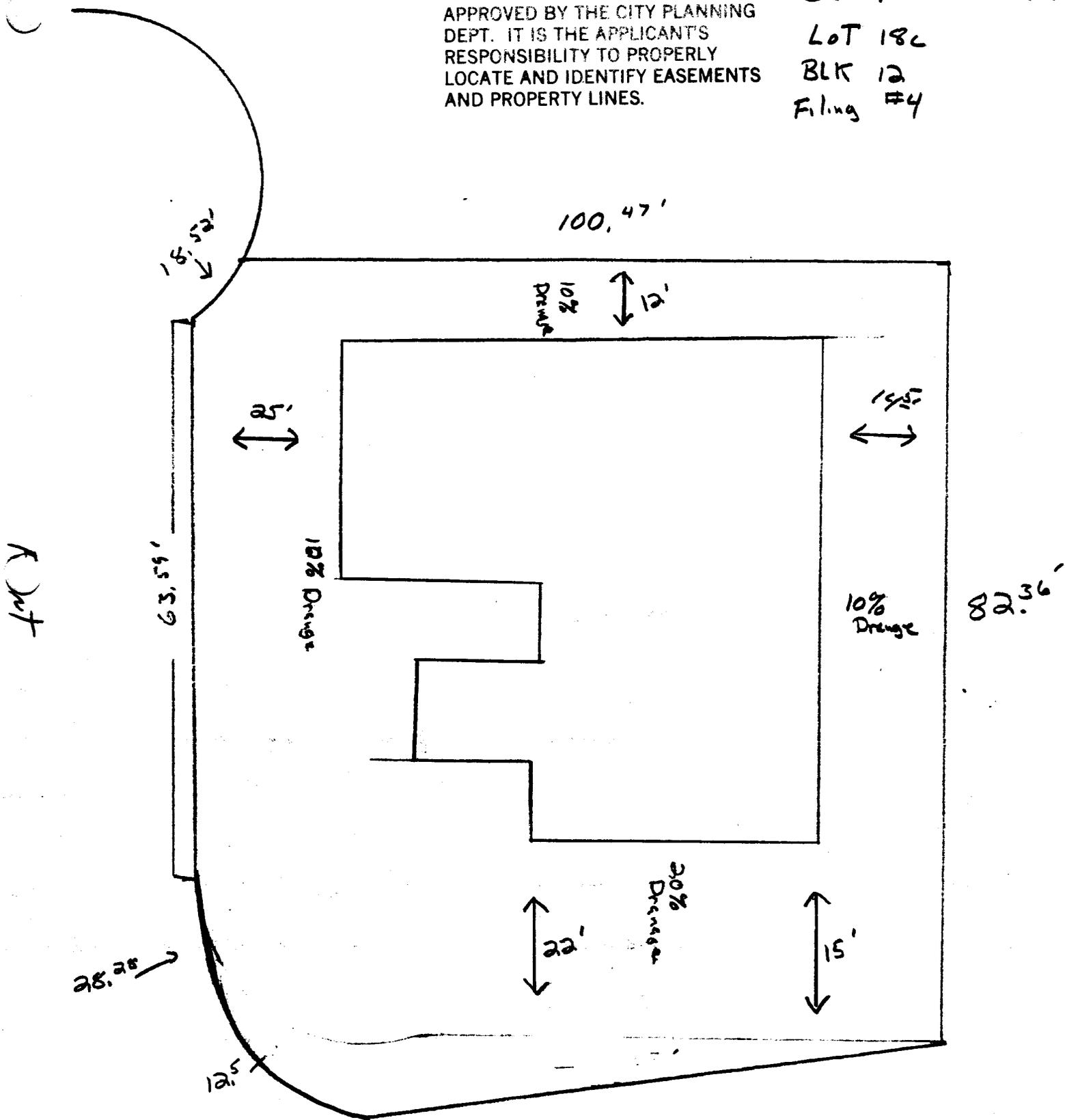
5-26-93  
Date Approved

5-26-93  
Date

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

ACCEPTED MP #26-93  
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.

DAVE Bagg  
241-2734  
380 1/2 Cliff Road  
LOT 18C  
BLK 12  
Filing #4



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

Job No. 93-15  
 Builder or Homeowner Dave Bogg  
 Ridges Filing No. 4  
 Block 12 Lot 18C  
 Pages Submitted 6  
 Date Submitted May 1, 93

A - Approved  
 NA - Not Approved

**SITE PLAN**

- |                                     |                          |   |                                  |
|-------------------------------------|--------------------------|---|----------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum)                  | <u>25'</u>                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum)                   | <u>14' 5"</u>                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>12' and 15'-22"</u>           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage                                  | <u>2003</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  | <u>10% on N.E.S. 20% on west</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landscaping                                     |                                  |

300 1/2 Cliff Ross  
ph. 241-2734

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>22'</u>                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material        | <u>Asphalt Shingle</u> Color <u>Brown</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trim - Color           |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material      | Color <u>White</u>                        |
|                                     | <input type="checkbox"/> | Material               | Color                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick - Color          | <u>Grey</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 walls.

**NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or performance to all applicable codes.**

**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] 5-4-93  
 By [Signature]  
[Signature] 5-4-93

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