

DATE SUBMITTED 10-11-93

BUILDING PERMIT NO. \_\_\_\_\_

FEE \$ 5.00 40576

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 308 HIDDEN J. Cr

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 13 X 26

SUBDIVISION Edges

FILING 3 BLK 20A LOT 5

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

TAX SCHEDULE NO. \_\_\_\_\_

NO. OF FAMILY UNITS \_\_\_\_\_

OWNER H.D. AFMAN

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

ADDRESS 308 Hidden V.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 243-9119

Enclose Sundeck

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR

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

SETBACKS: Front 20' from property line or from center of ROW, whichever is greater

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

Side 0-10' from property line

CENSUS TRACT 14 TRAFFIC ZONE 96

Rear 10' from property line

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

Maximum Height 25'

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval Marcia Katz  
Date Approved 10-11-93

Applicant Signature [Signature]  
Date 10/11/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

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

Job No. \_\_\_\_\_  
 Builder or Homeowner  
AFMAX  
 Ridges Filing No. 388 HIRDEKVAL CT.  
 Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Pages Submitted \_\_\_\_\_  
 Date Submitted \_\_\_\_\_

- Approved  
 NA - Not Approved

**SITE PLAN**

- | A                        | NA                       |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) _____                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) _____                   |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage _____                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks _____                                       |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) _____                  |
| <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) _____        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Roof - Material _____ Color _____   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Trim - Color _____                  |
| <input 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:**

SUN ROOM ADDITION  
 APPROVED Ridges Architectural  
 Control Committee

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.

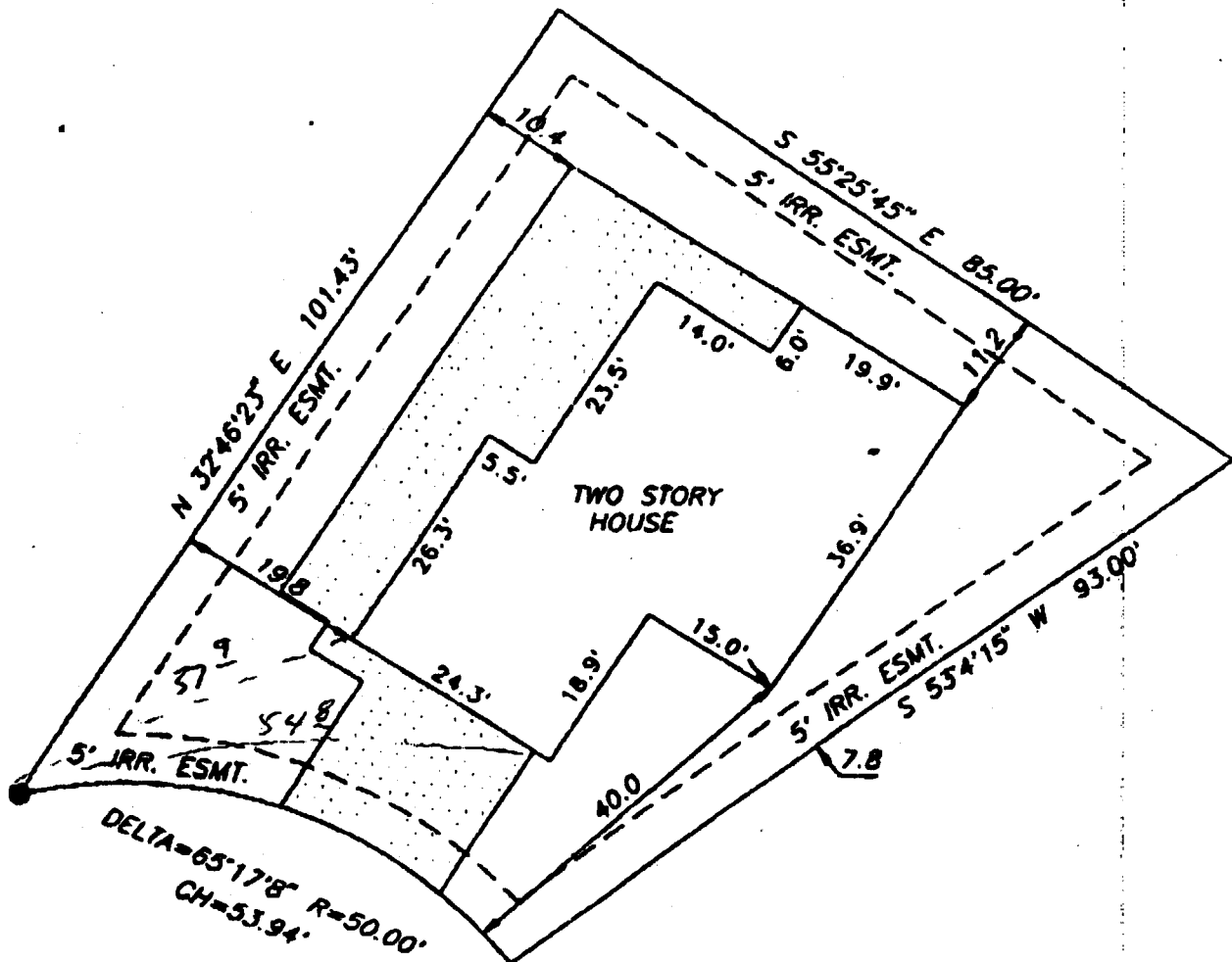
RIDGES Architectural Control Committee	Builder/Realtor/Homeowner
By <u>J. M. [Signature]</u>	By _____
By _____	Date _____

# IMPROVEMENT LOCATION CERTIFICATE

388 HIDDEN VALLEY COURT, GRAND JUNCTION, COLORADO

LOT 20A IN BLOCK 5 OF THE RIDGES FILING NO. THREE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 12 AT PAGE 5, OFFICIAL RECORDS OF MESA COUNTY, COLORADO.

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

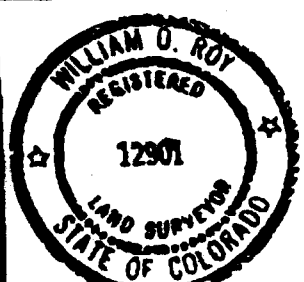


NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY American Land Title  
COMMITMENT NUMBER ALTC-5682

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR John Burrell THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 2-14-92 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

*William O. Roy*  
WILLIAM O. ROY P.L.S. 12901



7675

↑  
N  
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S

SCALE: 1"=20'

● = PINS FOUND

**CENTURY SURVEYING**  
P.O. BOX 356, GRAND JCT., COLORADO 81502  
TELEPHONE 303-241-2667

FIELD WORK	L.D.-J.S.	DATE FIELD WORK	2-14-92
DRAWN BY:	W O	DATE DRAWN:	2-14-92

