DATE SUBMITTED 13/38/93

BUILDING PERMIT NO. 47272

PLANNING CLEARANCE

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

BLDG ADDRESS 382 Hollview Dr	SQ. FT. OF PROPOSED BLDG(S)/ADDITION
SUBDIVISION KIDGES	
FILING 4 BLK 15 LOT 19A	SQ. FT. OF EXISTING BLDG(S)
FILING 4 BLK 15 LOT 19A TAX SCHEDULE NO. 2945-201:08-02	NO. OF FAMILY UNITS
OWNER BOOKENS BUILDERS	NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION
ADDRESS 3/6 Codar 54 6.5 a. 81503	DESCRIPTION OF WORK AND INTENDED USE:
TELEPHONE 242-22/2	New Single Family Regidence
REQUIRED: Two plot plans showing parking, setback	as to all property lines, and all rights-of-way which abut the parcel.
zone PR	DESIGNATED FLOODPLAIN: YESNO _X
SETBACKS: Front 60 from property line or	GEOLOGIC HAZARD: YES NO
from center of ROW, whichever is greater	CENSUS TRACT 76 TRAFFIC ZONE 76
Side <u>/O</u> from property line	PARKING REQ'MT
Rear \mathcal{LO} from property line	SPECIAL CONDITIONS:
Maximum Height	
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 Saffy Fort som	Applicant Signature
Date Approved 12/30/93	Date
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)

Front setback (20'-0" minimum)

Rear setback (10'-0" minimum)

Gutters

Square Footage

Height (25'0" maximum)

Trim - Color

Siding - Material __

Porches or patios

Brick - Color __

Stone - Color .

Balcony

Other

Roof - Material Asolald

Material_

Approved

NA - Not Approved

SITE PLAN

Α

 \Box

Ву

NA

EXTERIOR ELEVATIONS

APPROVED SUBJECT TO:

382 HILLVIEW Job No. **Builder or Homeowner** BOOKCLIFF BUILDERS, LTD. Ridges Filing No. _ 15 _ Lot Pages Submitted _ Date Submitted_ 10-21-93 Side setbacks (10'-0" minimum "B" and "C" lots) _ 1400 up/ 600 Duna walk & Patro Driveway (asphalt or concrete) ____ Concrete W/ DOWITS DOUT Gitensions 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. Color .Color 🚄 Color 🕰 Patio NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material. APPROVED Ridges Architectural Control Comittee

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCO makes no judgement on foundation design.

nature below, builder or owner guarantees that improvements will be constructed as shown on this form and B١ ilding plans that were submitted, including plot plan, landscaping, and drainage plan.

ES Architectural Control Committee Mulin Stem 11-3-9 By 💆

Builder/Realtor/Homeowner

Ву⊋

Date

