

DATE SUBMITTED 11-17-93

BUILDING PERMIT NO. 46925

FEE \$ 5.00

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

BLDG ADDRESS 382 1/2 Hillview Dr. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2050
 SUBDIVISION The Edges SQ. FT. OF EXISTING BLDG(S) None
 FILING 4 BLK 15 LOT 18A NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2945-261-68-019 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None
 OWNER BASKETT BUILDER, LTD. DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 316 Cedar St. New Single Family Residence
 TELEPHONE 292-2212/260-0831

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 94
 Rear 10' from property line PARKING REQ'MT _____
 Maximum Height 25' SPECIAL CONDITIONS: _____
 Maximum coverage of lot by structures _____

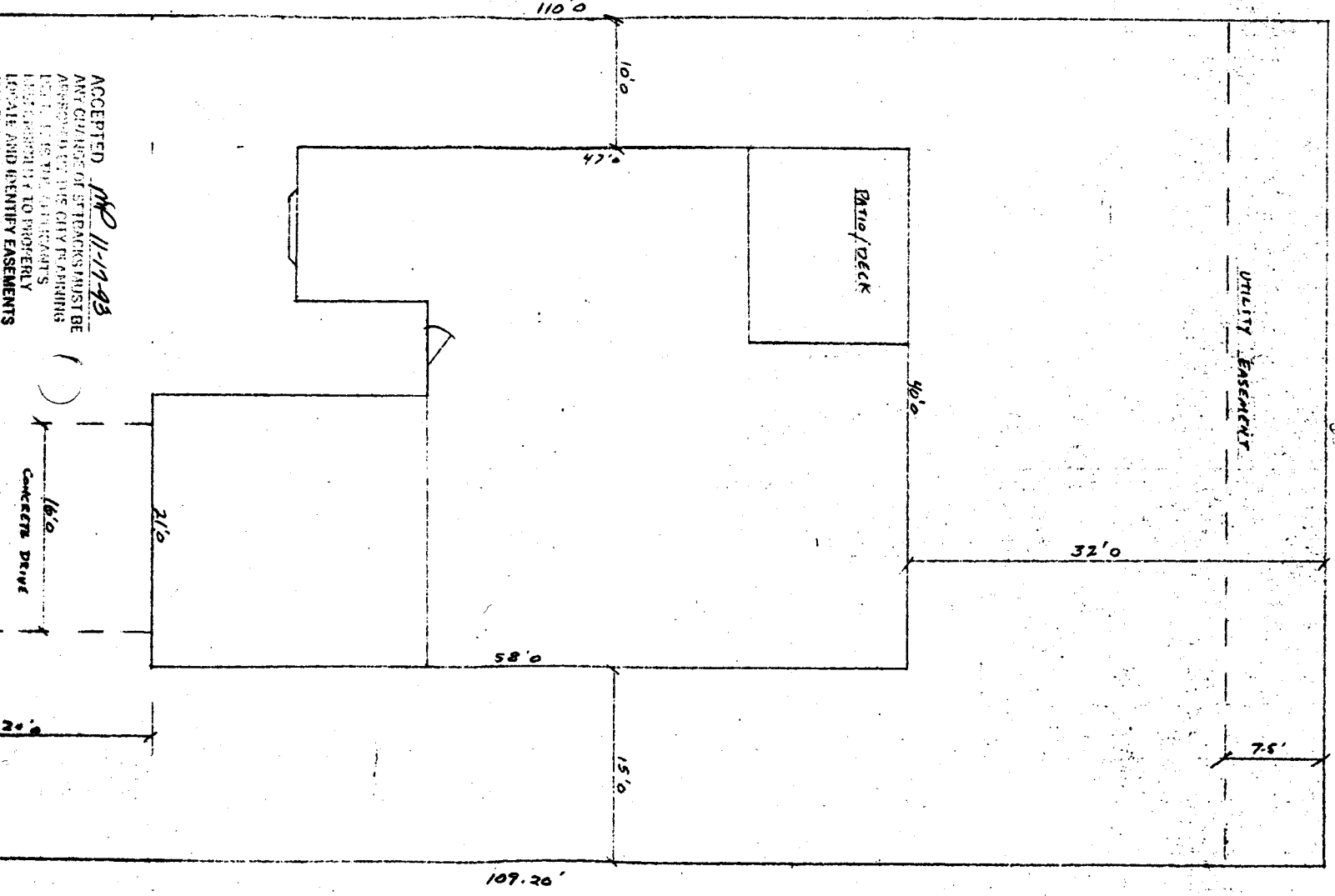
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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 Pety Applicant Signature [Signature]
 Date Approved 11-17-93 Date 11-17-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



ACCEPTED *NO 11-11-93*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY ENGINEER
 BEFORE THE SETBACKS
 ARE APPLIED TO PROPERTY
 LOCATE AND IDENTIFY EASEMENTS

16'0"
 CONCRETE DRIVE

2'0"

109.20'

UTILITY EASEMENT

Rear Deck

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

93-40
 Job No. 380 1/2 HILLVIEW DR.
 Builder or Homeowner
BOOKCLIFF BUILDERS, LTD.
 Ridges Filing No. 4
 Block 15 Lot 18A
 Pages Submitted _____
 Date Submitted 10-21-93

A - Approved
 NA - Not Approved

SITE PLAN

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>20'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>32' +</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>10' - 15'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>2000</u> <u>1400 UP / 600 DOWN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>Concrete Walk & Patio w/ R.W. Deck Above</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>CONCRETE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage <u>GUTTERS w/ Downspout extensions</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>FENCING 6' Cedar - Rear yard - Landscape by owner.</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.

EXTERIOR ELEVATIONS

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) <u>18'0"</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material: <u>Asphalt / Fiberglass Shingles</u> Color <u>TRUSS APPEAL Green</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>Brown Cape Cod Blue 5323M</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>Hardboard 8" OC 4X9</u> Color <u>Buff</u> Boulder 55876 |
| | | Material <u>Hardboard Cottage Lap</u> Color <u>Buff</u> " " |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u>Buff Prairie Green</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony <u>Redwood Deck w/ stairs to Patio 12'-0 x 15'0</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios <u>Concrete Patio 12'0 x 15'0</u> |
| <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:

Submission of color chart and manufacturer
of Shingles. Also, brick sample, roof sample,
floor sample

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]
 By _____

Builder/Realtor/Homeowner
 By [Signature]
 Date 10-21-93

