

DATE SUBMITTED 8-11-93

BUILDING PERMIT NO. 460851

FEE \$ 5.00

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

BLDG ADDRESS 2385 Mancipia Dr  
SUBDIVISION Ridges  
FILING 3 BLK 19 LOT 1C  
TAX SCHEDULE NO. 29452011001  
OWNER Gail Cox  
ADDRESS 2408 Hidden Valley Dr G  
TELEPHONE 2425818

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2866 sq ft  
SQ. FT. OF EXISTING BLDG(S) None  
NO. OF FAMILY UNITS One  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None  
DESCRIPTION OF WORK AND INTENDED USE:  
Residential

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

ZONE RR  
SETBACKS: Front 20' from property line or 20' from center of ROW, whichever is greater  
Side 10' from property line  
Rear 10' from property line  
Maximum Height 25'  
Maximum coverage of lot by structures \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
CENSUS TRACT 14 TRAFFIC ZONE 96  
PARKING REQ'MT \_\_\_\_\_  
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 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 [Signature]  
Date Approved 8/11/93

Applicant Signature [Signature]  
Date 8-11-93

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. 93-17  
 Builder or Homeowner Mark Adix  
 Ridges Filing No. 3  
 Block 19 Lot 1C  
 Pages Submitted 6  
 Date Submitted May 19, 93

- Approved  
 NA - Not Approved

**SITE PLAN**

- |                                     |                          |   |                    |
|-------------------------------------|--------------------------|---|--------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum)                  | _____              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum)                   | _____              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | _____              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage                                  | <u>2866</u>        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks                                       | <u>CONCRETE 4"</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or <u>concrete</u> )          | <u>4"</u>          |
| <input type="checkbox"/>            | <input type="checkbox"/> | Drainage  | _____              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landscaping                                     | <u>irrigated</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 checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) | <u>24' 6"</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material         | <u>Asphalt 20 yr.</u> Color <u>TAMCO Taced Blend</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trim - Color            | <u>Tan</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material       | <u>Cedar or Masonite</u> Color <u>cedar or tan</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick - Color           | <u>Gray - Tan</u>                                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | Stone - Color           | _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Balcony                 | _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Porches or patios       | <u>Wood Deck</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:**

- submit drainage plan

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

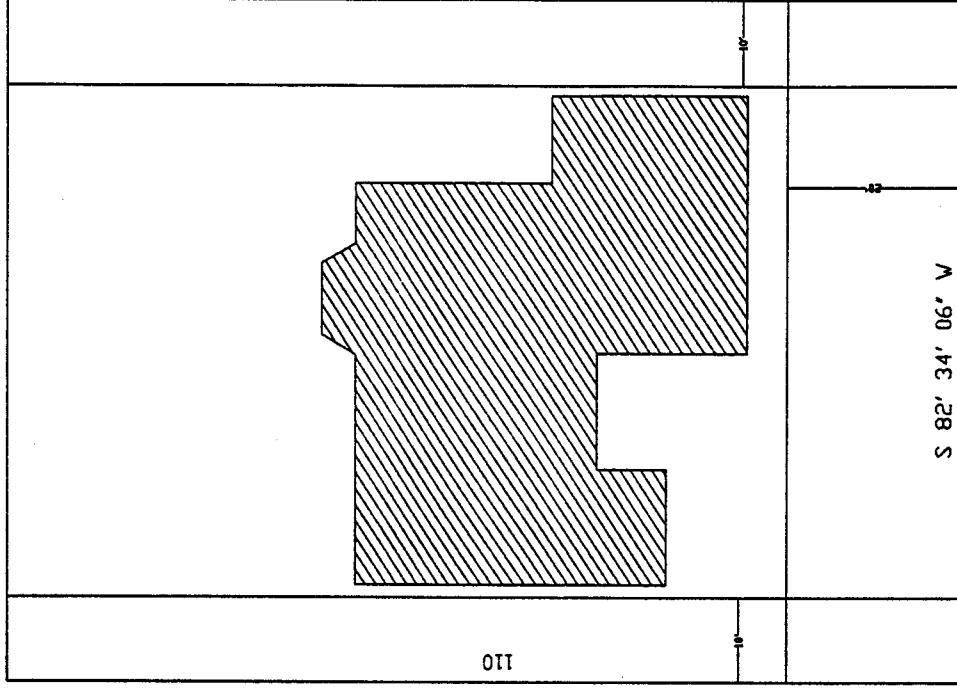
NOTE: ACCO makes no judgement on foundation design.

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  
 By [Signature] Date 5-26-93  
 By [Signature] Date 5-19-93  
 Builder/Owner/Contractor  
 By [Signature]  
 Date 5-19-93

Adix / Cox Residence

Lot 1C Block E 19 Ridges Filing 3



N 7' 25' 54\" W

110

S 82' 34' 06\" W

80

2385 Mariposa Drive

ACCEPTED MP 8-11-93  
 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.

Location and Setback  
 Scale 1/8" = 1'