

DATE SUBMITTED: 6/1/93

PERMIT NO. 45153V
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2399 E Plateau Ct

SQ. FT. OF BLDG: 160

SUBDIVISION Ridges

SQ. FT. OF LOT: 94' X 100' app.

FILING # 3 BLK # 17 LOT # 228

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-201-09-050

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Ode K. Lund

USE OF EXISTING BUILDINGS: Home

ADDRESS 2399 E Plateau Ct

DESCRIPTION OF WORK AND INTENDED USE: 10' X 16' skid storage

TELEPHONE: 242-3725

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR

FLOODPLAIN: DESIGNATED YES NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES NO

DE 10' REAR 10"

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT

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.

Ronnie Edwards ^{PKM}
Department Approval

Ode K. Lund
Applicant Signature

6/1/93
Date Approved

5-14-93
Date

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

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

Job No. 1
 Builder or Homeowner Dale K. Lund
 Ridges Filing No. 3
 Block 17 Lot 22B
 Pages Submitted 1
 Date Submitted 5-14-93

242-3725

- Approved
 - 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) <u>10' clearance east boundary</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>10' x 16'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>No</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>No</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage <u>OK</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>No</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>8' approx.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>asphalt shingles</u> Color <u>Brown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>Cedar Trim Brown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>4x8 Sheet panel</u> Color <u>Brown solid stain</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u>No</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color <u>No</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony <u>No</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios <u>No</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:

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 [Signature]

Builder/Realtor/Homeowner
 By Dale K. Lund
 Date 5-14-93

Dale K. & Sharon D. Lund
2399 East Flatiron Court
Grand Junction, Colorado 81503
303-242-5725

10' x 16' Skid storage building

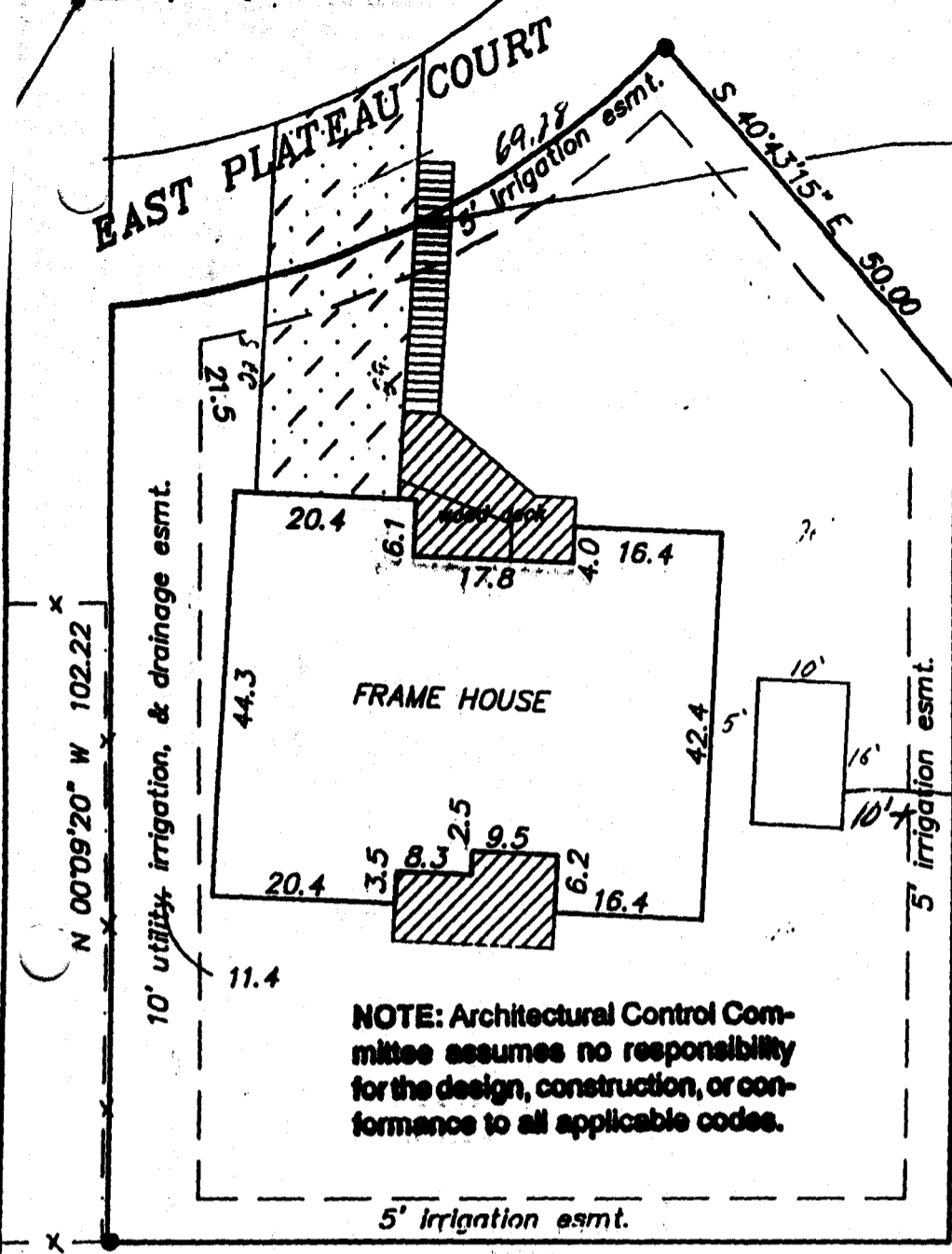
Building stain will be Sherwin
Williams solid oil stain of the
same color as existing home.

Shingles will be same color as
existing home.

Building will be purchased and
constructed as of Herbert Lumber
Co. construction plans.

Two copies of lot plan attached
City building permit in progress.

State Health gamma scan in
progress.



$D=41'47'00''$
 $R=95.00$
 $A=69.28$
 $B=S\ 65'35'23''\ W$
 $C=67.75$
 $T=36.26$

N



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

This property does not fall within the 100 year flood plain

DESCRIPTION

N 89°46'17" W 93.67

LOT 22B, BLOCK 17, REPLAT OF BLOCK SEVEN AND A PART OF BLOCK SEVENTEEN THE RIDGES FILING NO. THREE, MESA COUNTY

LEGEND & NOTES

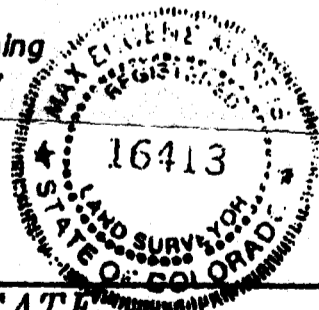
● FOUND SURVEY MONUMENTS SET BY OTHERS

IMPROVEMENT LOCATION CERTIFICATE

APPROVED Ridges Architectural Control Committee

I hereby certify that this improvement location certificate was prepared for UNIFIRST MORTGAGE; the improvement location being based on monuments as shown hereon, and 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, 9/18/91, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no easements or other interests in the described premises by improvements or 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.

Max E. Morris 9/18/91
 Max E. Morris, Registered Colorado Land Surveyor #16413



IMPROVEMENT LOCATION CERTIFICATE

2399 EAST PLATEAU COURT

FOR: LUND	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: CC MF
SCALE: 1" = 20' FT		DRAWN BY: MEM
0 1 2 3 4 5 6 METERS		ACAD ID: LUND
0 5 10 20 FEET		SHEET NO.
0/18/91		FILE: 91261