

DATE SUBMITTED 9-21-93

BUILDING PERMIT NO. 46294  
FEE \$ 5.00

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

BLDG ADDRESS 414 Producers Point  
SUBDIVISION The Ridges  
FILING 6 BLK 9 LOT 16A  
TAX SCHEDULE NO. 2945-174-29-016  
OWNER The Reinier Company  
ADDRESS 200 Texas Avenue  
TELEPHONE 243-5100 or 245-1393

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1417'  
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:  
Construct new residence - single family

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 from center of ROW, whichever is greater  
Side 5' 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] Applicant Signature The Reinier Company [Signature]  
Date Approved 9/21/93 Date 9/21/93

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. 93-35  
 Builder or Homeowner Reinier Builders/ Alan Etchevery  
 Ridges Filing No. 6  
 Block 9 Lot 16A  
 Pages Submitted 5  
 Date Submitted Sept 8, 93

A - Approved  
 NA - Not Approved

**SITE PLAN**

- | A                                   | NA                       |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>20'</u>                       |
| <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) <u>A lot 5'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1417</u>                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>concrete</u>                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>concrete</u>                  |
| <input checked="" 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.

**TERIOR ELEVATIONS**

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) <u>19'</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Asphalt/Glass</u> <u>Cornice</u> Color <u>weathered wood</u> |
| <input type="checkbox"/>            | <input type="checkbox"/> | Trim - Color _____  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Siding - Material _____ Color _____   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Material _____ Color _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u>Plum Oak</u>   |
| <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:**

Description of planned landscaping

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

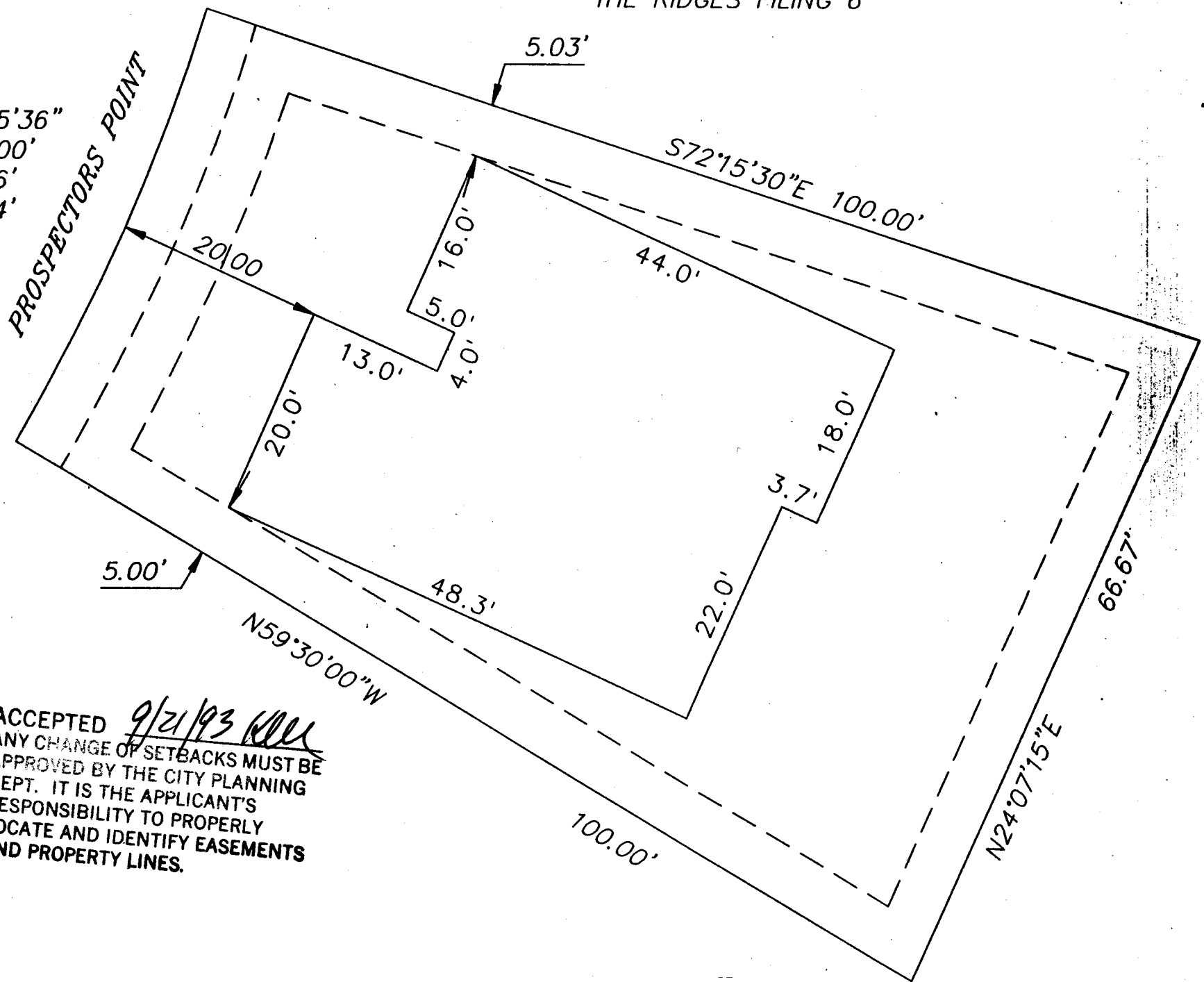
NOTE: ACCO makes no judgement on foundation design.

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

RIDGES Architectural Control Committee By [Signature] Builder/Realtor/Homeowner The Reinier Co  
 By [Signature] By [Signature]  
 By [Signature] Date 9/21/93

LOT 16A, BLOCK 9,  
THE RIDGES FILING 6

$\Delta = 12^{\circ}45'36''$   
 $R = 200.00'$   
 $T = 22.36'$   
 $L = 44.54'$



ACCEPTED *9/21/93 KLL*  
 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.