

DATE SUBMITTED: 10-1-93

PERMIT NO. 46620

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 422.5 Prospectors Pt. #16

SQ. FT. OF BLDG: 1,695

SUBDIVISION Columbine Village - Replat

SQ. FT. OF LOT: 3,200

FILING # 10 BLK # \_\_\_\_\_ LOT # 16

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # \_\_\_\_\_

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: -0-

OWNER Jean M. Graham

USE OF EXISTING BUILDINGS: NA

ADDRESS 1015 North 7th St., G.J.

TELEPHONE: 242-3647

DESCRIPTION OF WORK AND INTENDED USE: Construction of new residential dwelling

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

### FOR OFFICE USE ONLY

ZONE PUD

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT Approved

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE Per REAR \_\_\_\_\_

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT plan

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.

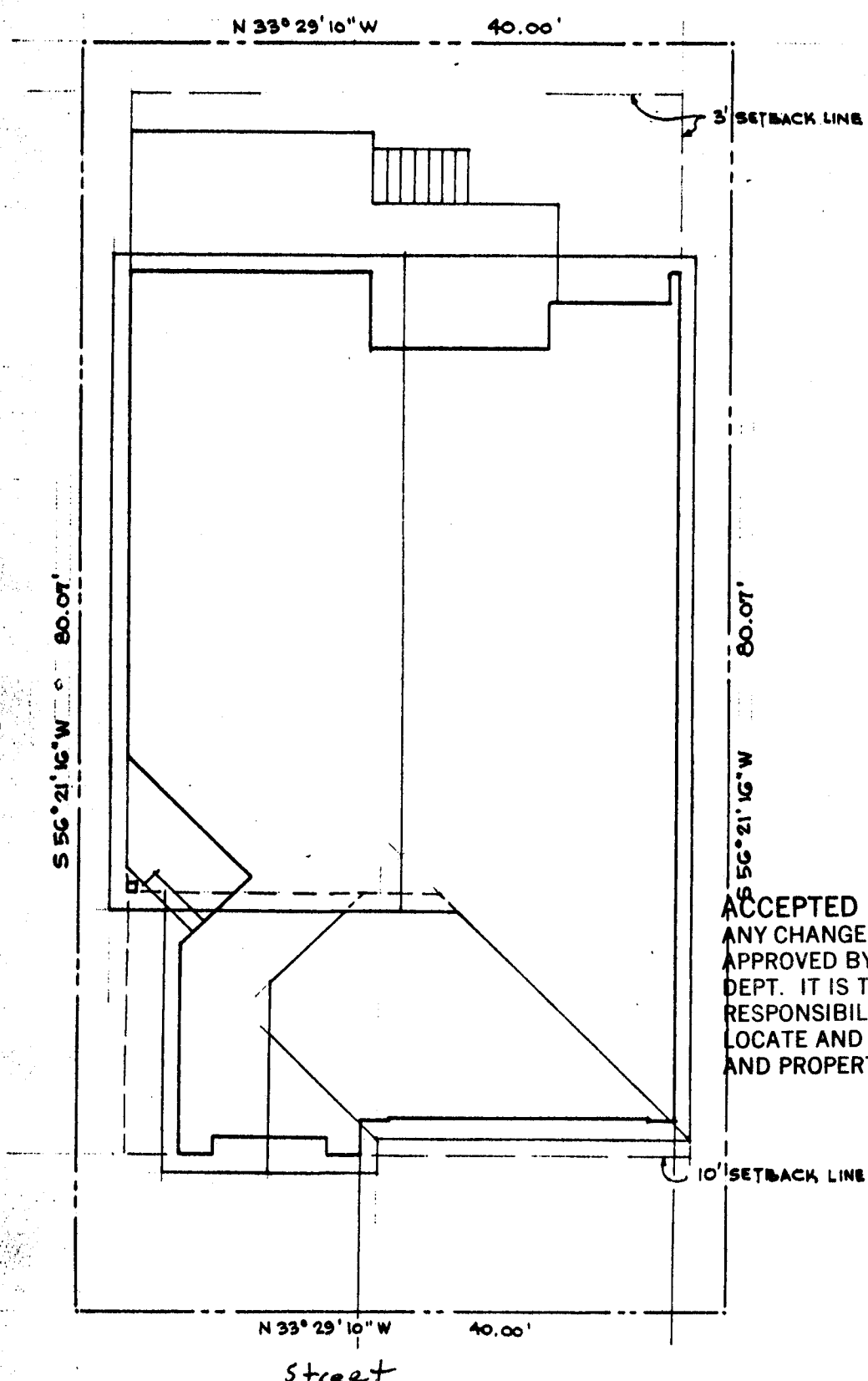
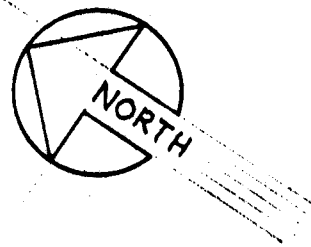
Marcia Peltj  
Department Approval

J. J. Mahan  
Applicant Signature

10-1-93  
Date Approved

10-1-93  
Date

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



ACCEPTED *MP 10-1-93*  
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.

*Street*

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

Job No. \_\_\_\_\_  
 Builder or Homeowner  
Freestyle Inc  
 Ridges Filing No. 0  
 Block CU Lot 10  
 Pages Submitted 2  
 Date Submitted 9-20-93

A - Approved  
 NA - Not Approved

**SITE PLAN**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback ( <u>10</u> 20'-0" minimum) _____                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) _____                              |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks ( <u>10</u> 10'-0" minimum "B" and "C" lots) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1227</u> _____                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) _____                             |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>YES</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) _____                        |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>GRAYSTONE</u> Color _____        |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color _____                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>HB &amp; BRICK</u> Color _____ |
|                          |                          | Material _____ Color _____                          |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color _____                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color _____                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony <u>20 x 20</u> _____                        |
| <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:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

NOTE: ACCO makes no judgement on foundation design.

*AS*

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	Builder/Realtor/Homeowner
By <u>[Signature]</u>	By _____
By <u>[Signature]</u>	Date _____