

DATE SUBMITTED: 9-29-93

PERMIT NO. 46555
FEE \$ 5.00 ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2374 Rana Road

SQ. FT. OF BLDG: 1504 ✓

SUBDIVISION Ridges

SQ. FT. OF LOT: 6696

FILING # 6 BLK # 9 LOT # 3A

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-174-29-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER Hilgenfeld Construction

USE OF EXISTING BUILDINGS: n/a

ADDRESS P. O. Box 1131 Grand Junction, CO

DESCRIPTION OF WORK AND INTENDED USE: New residential

TELEPHONE: 243-4048

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

Designated
FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO

SIDE 0'-10' REAR 10'

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT 25'

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.

Maria Pety
Department Approval
10-8-93
Date Approved

[Signature]
Applicant Signature
10-8-93
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. _____
 Builder or Homeowner Hilgenfeld Construction
 Ridges Filing No. Co
 Block 9 Lot 3A
 Pages Submitted _____
 Date Submitted Oct 2, 93

2374 Para Av.
243 4048

A - Approved
 NA - Not Approved

SITE PLAN

- | | | | |
|--------------------------|--------------------------|---|--------------------|
| <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) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks | <u>4" concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>4" concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>buy</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.

TERIOR ELEVATIONS

- | | | | |
|--------------------------|--------------------------|------------------------|----------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>TADMCO</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>Cliff brown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>stucco</u> |
| | | Color | <u>sand white</u> |
| | | Color | <u>B 99-67</u> |
| | | Material | <u>Boston Coffee</u> |
| | | Color | <u>A 34-7MM</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios | <u>concrete</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:

APPROVED Ridges Architectural
 Control Committee [Signature]

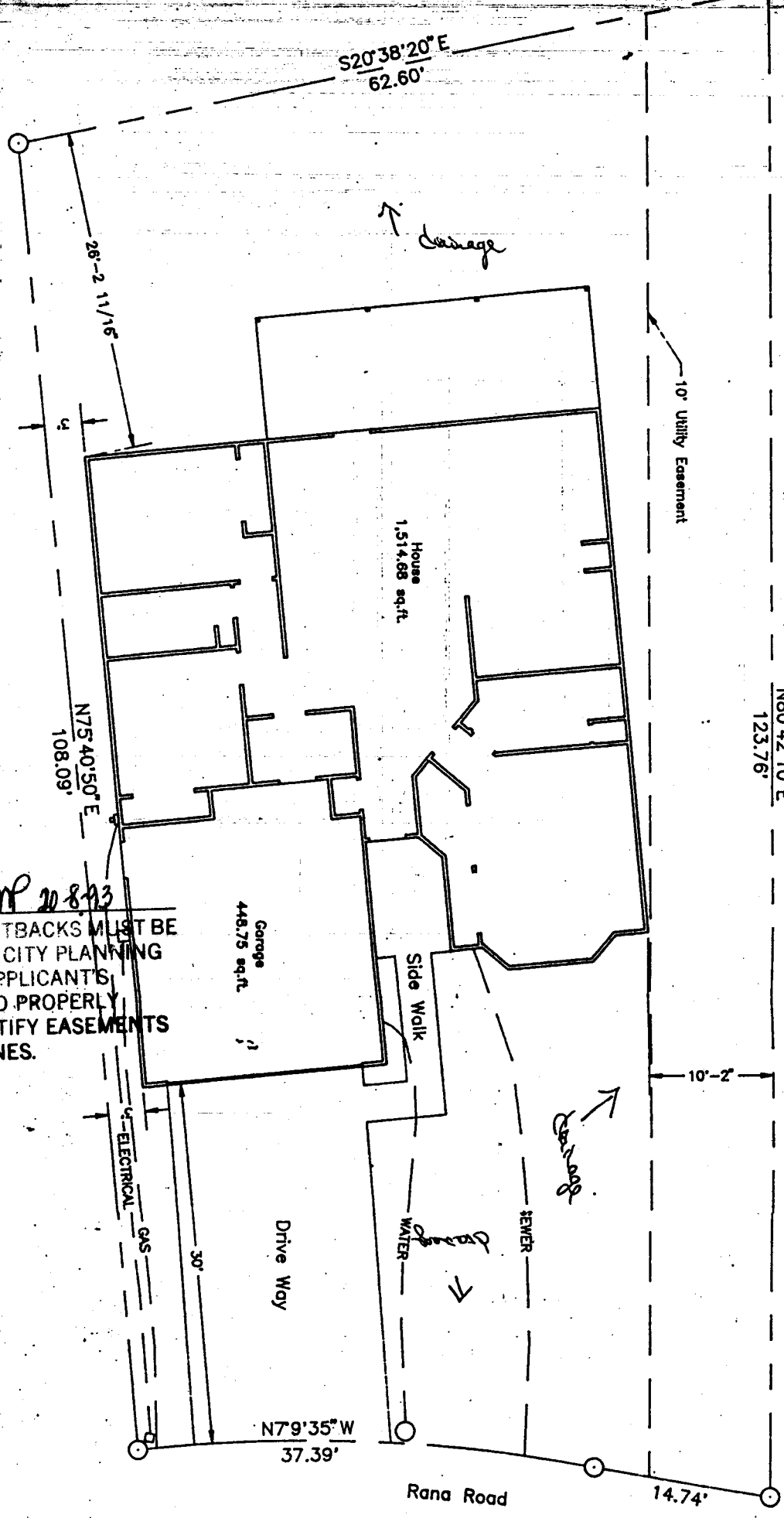
NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

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]
 By [Signature]

Builder/Realtor/Homeowner
 By _____
 Date _____



MP 20893

ACCEPTED
 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.

Block 9
 Lot 3A