

DATE SUBMITTED: 6-4-93

PERMIT NO. 45359V

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 390 1/2 RIDGE CIRCLE DR SQ. FT. OF BLDG: 1300 sq ft

SUBDIVISION RIDGES SQ. FT. OF LOT: ~~103,000~~ 9,410 ±

FILING # 4 BLK # 12 LOT # 8B NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 201 05 008 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER RANDY COOK USE OF EXISTING BUILDINGS: N/A

ADDRESS 316 CEDAR GRAND JCT

TELEPHONE: 242-2212 DESCRIPTION OF WORK AND INTENDED USE: RESIDENTIAL / RESIDENCE

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 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.

Marcia Pety  
Department Approval

Randy Cook  
Applicant Signature

6-4-93  
Date Approved

6-4-93  
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)**

**\$ 500**  
 - Approved  
 - Not Approved

Job No. 390 1/2 RIDGE CIRCLE DR  
 Builder or Homeowner  
BOOKLIFF BUILDERS LTD  
 Ridges Filing No. 4  
 Block 12 Lot 8B  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 4-30-93

**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                                  | <u>1300 S.F.</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                                     | _____            |

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>ASPHALT / FIBERGLAS</u> Color <u>DESERT TAN</u>        |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color           | <u>RIVERIA WATER SW 2386</u>                              |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material      | <u>HARDBOARD LAP</u> Color <u>PROMENADE PEACH SW 2318</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Material               | _____ Color _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color          | <u>PRAIRIE GRAY</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      | <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:**

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

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 building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee  
 By [Signature]  
 By [Signature]  
[Signature]

Builder/Realtor/Homeowner  
 By [Signature]  
 Date 4-30-93

NOT TO SCALE

390 1/2 RIDGE CIRCLE DR,

