

DATE SUBMITTED 4-19-94

BUILDING PERMIT NO. 48330

FEE \$ 5.00

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

BLDG ADDRESS 529 HERON CRT
SUBDIVISION SOUTH PIN
FILING 1 BLK 2 LOT 3
TAX SCHEDULE NO. 2945-083-18-003
OWNER S & W ENTERPRISES
ADDRESS 545 EL Rio COURT
TELEPHONE (303) 242-2202

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2898 # 1
SQ. FT. OF EXISTING BLDG(S) NONE
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
DESCRIPTION OF WORK AND INTENDED USE:
New Single Family Res

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR
SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater
Side 10' from property line
Rear 20' from property line
Maximum Height 28'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 14 TRAFFIC ZONE 91
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 Marcia Pety
Date Approved 4-19-94

Applicant Signature [Signature]
Date April 19, 1994

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

(White: Planning) (Yellow: Zoning) (Blue: Building Department)

SOUTH RIM SUBDIVISION
Architectural Control Committee Application

Owner Name: S & W ENTERPRISES / WILCO ENTERPRISES
Address: 545 EL RIO COURT - PO Box 3741 - GRAND JUNCTION, CO 81503
Phone: 242-2203 (office) 242-2203 (home)
Submittal Date: 3/22/94 Estimated Construction Start Date 4/19/94 *DS*
Pre-Construction Approval Date 4-17-94 Estimated Const. Complete Date 7/23/94
Final Completion Acceptance Date: Architectural _____ Landscape & Irr. _____

Conditions of Approval:

Architectural Plans and Specifications:

1. 3-Car Garage - OK
2. Mid FRONT YARD Set back - 37 feet from Property Line
3. COLORS FOR EXTERIOR. Colors to be submitted 4/19/94
4. PLANS DATED ~~3/22/94~~ March, 1994 with elevation
5. Revisions dated 4/18/94 with EXTEND Hip Roof treatment
6. DRAINAGE from back of Lot to CUL-DE-SAC (Both sides of)
7. Height at Top Ridge - 22 ft
8. 'ALMOND' Color Vinyl Clad windows
9. PROVIDE 4" (FOUR) ~~THICKNESS~~ THICKNESS to different
10. Window (EXTERIOR) TRIM TREATMENTS
11. ROOF MATERIAL AND COLOR
12. _____

Landscape and Irrigation Plans and Specifications:

1. Landscape and irrigation plans to be
2. submitted by 5/24/94 for Review and
3. approval
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

Approved for construction subject to the above conditions:

By: *David Behrman*
Chairman
South Rim Architectural Control Committee

Filing No. 1
Lot No. 3
Block No. 2

Application Fee Paid: 3/22/94

Sq. Ft. 2085

ENGINEERING COMPLIANCE LETTER _____

3/10/94

