

DATE SUBMITTED 4-11-94

BUILDING PERMIT NO. 48272

FEE \$ \_\_\_\_\_

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

BLDG ADDRESS 530 Heron Ct

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2006

SUBDIVISION South Rim

SQ. FT. OF EXISTING BLDG(S) N/A

FILING 1 BLK 2 LOT 4

NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. A PART of 2945-083-18-004 thru 010

OWNER Monument Homes

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 759 Horizon

DESCRIPTION OF WORK AND INTENDED USE:  
New Res.

TELEPHONE 243-4890

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

LINE PR

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

SETBACKS: Front 20' from property line or from center of ROW, whichever is greater

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

Side 10' from property line

CENSUS TRACT 14 TRAFFIC ZONE 91

Rear 20' from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height 28'

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

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 Patsy  
Date Approved 4-11-94

Applicant Signature Charles V. [Signature]  
Date 4-11-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

# SOUTH RIM SUBDIVISION Architectural Control Committee Application

Owner Name: Monument Homes Development Inc.

Address: 759 Horizon Drive

Phone: 243-4890 (office) 2 (home)

Submittal Date: 4/7/94 Estimated Construction Start Date 4/11/94

Pre-Construction Approval Date 4/7/94 Estimated Const. Complete Date 7/23/94

Final Completion Acceptance Date: Architectural \_\_\_\_\_ Landscape & Irr. \_\_\_\_\_

Conditions of Approval:

Architectural Plans and Specifications: Front

1. 35-40 foot setback from Garage
2. Colors to be submitted 4/15/94
3. 2 Car Garage
4. Plans 3-16-94 (dated) by Greg Polson approved
5. Masonry color and sample to be submitted 4/15/94
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_

Landscape and Irrigation Plans and Specifications:

1. Landscape and Irrigation Plan to be submitted
2. on or before 6/1/94
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_

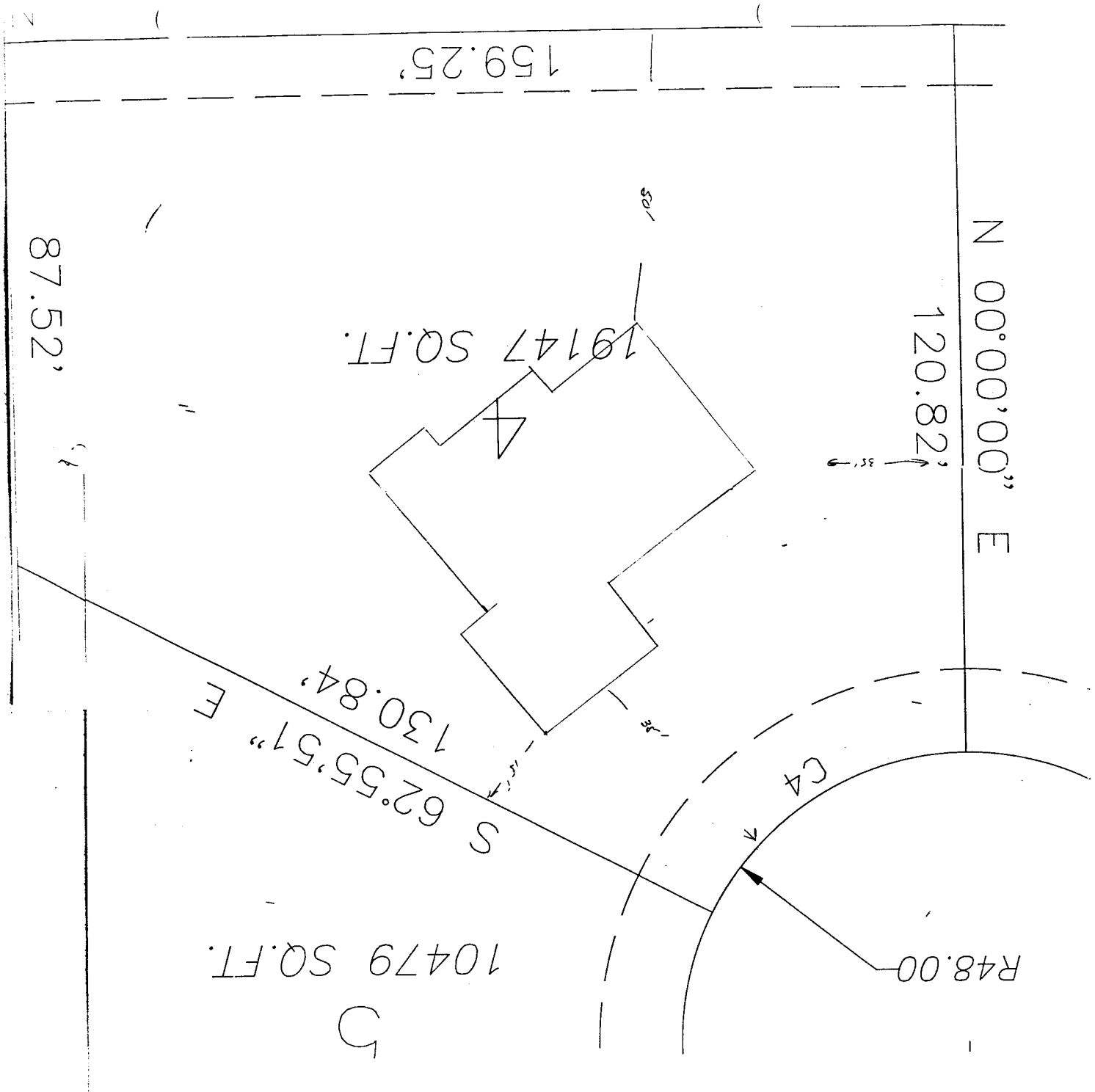
Approved for construction subject to the above conditions:

By: Daniel K. Belhous  
Chairman  
South Rim Architectural Control Committee

Filing No. 1  
Lot No. 4  
Block No. 2

Application Fee Paid: 4/7/94

Sq. Ft. 2400



ACCEPTED MP 4-11-94  
 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.