

DATE SUBMITTED 4-5-94

BUILDING PERMIT NO. 48160

FEE \$ 5.00

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

BLDG ADDRESS 531 HERON CT.  
SUBDIVISION SOUTH RIM  
FILING 1 BLK 2 LOT 2  
TAX SCHEDULE NO. 2945-083-18-002  
OWNER BOOKLIFF BUILDERS, LTD.  
ADDRESS 316 Cedar St. G.S. 81903  
TELEPHONE 242-2212

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2042  
SQ. FT. OF EXISTING BLDG(S) None  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None  
DESCRIPTION OF WORK AND INTENDED USE:  
New Single Family Residence

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 Pats*  
Date Approved 4-5-94

Applicant Signature *[Signature]*  
Date 4-5-94

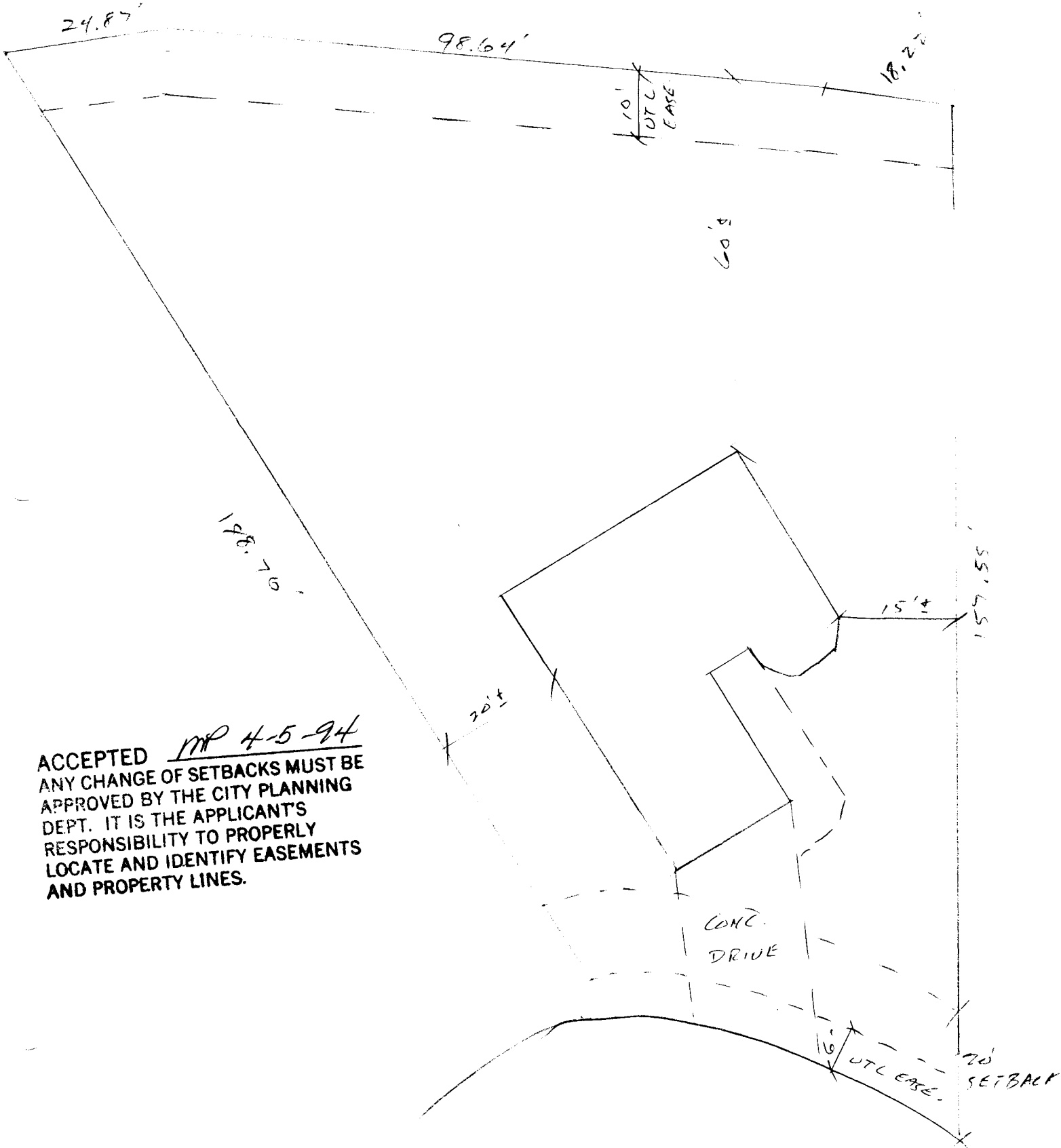
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

531 HERON CT.  
Lot 2 Block 2 Sub 1  
Circuit 100 S.R.



ACCEPTED MP 4-5-94  
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.

**SOUTH RIM SUBDIVISION**  
**Architectural Control Committee Application**

Owner Name: BOOKCLIFF BUILDERS, LTD.

Address: 316 Cedar St. Grand Junction, CO. 81503

Phone: 242-2212 (office) 242-2212 (home)

Submittal Date: 3-15-94 Estimated Construction Start Date \_\_\_\_\_

Pre-Construction Approval Date 3-15-94 Estimated Const. Complete Date \_\_\_\_\_

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

Conditions of Approval:

Architectural Plans and Specifications:

- @ Shortest side of Cul-de-Sac
1. Would like to have minimum house set back @ 30ft
  2. Oxford Grey - Heritage II "Shadowtone" Asphalt Shingles
  3. White ~~vinyl~~ vinyl or thermal break Aluminum and white ~~entry~~ entry
  4. Garage door in field/brick color
  5. Color samples of Field Trim + Brick to be at ~~submittal~~ <sup>Dodge</sup>
  6. Approved subject to brick review:
  7. • Kwal 5423M Field - Phantom Grey
  8. • Kwal 5424D Trim - Lost Coverage
  9. • Brick Denver Brick "Sangre Most"
  10. Interior: lighting - recessed cans over entry and
  11. wall mounted down light or recessed can at
  12. Slightly garage to be flat w/ plane of

Landscape and Irrigation Plans and Specifications:

1. Landscape and irrigation plans to be
2. submitted by 5/1/94
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_

Approved for construction subject to the above conditions:

By: [Signature]

Chairman  
South Rim Architectural Control Committee

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

Application Fee Paid: 3/15/94

Sq. Ft. 7025

3/10/94