

FEE \$ 500

BLDG PERMIT NO. 49472

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

*1080
1500
receipt*

THIS SECTION TO BE COMPLETED BY APPLICANT ✓

BLDG ADDRESS 387 HIGH RIVER DR TAX SCHEDULE NO. 2945-212-14-025

SUBDIVISION ROSES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700 sq

FILING 3 BLK 5 LOT 28C SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER JEFF / KATHI ORISCOLL NO. OF DWELLING UNITS BEFORE: 2 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1926 GUNNISON

(1) TELEPHONE 245-6896 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SHELTON CONSTRUCTION USE OF EXISTING BLDGS N/A

(2) ADDRESS 706 167 PL DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-9008 NEW RESIDENCE

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RK Maximum coverage of lot by structures _____

SETBACKS: Front 30' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 10' from PL Rear 10' from PL Special Conditions _____

Maximum Height _____

CENSUS TRACT 14 TRAFFIC ZONE 96

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Kathi Oriscoll Date 7/29/94

Department Approval Donnie Edwards Date 7/29/94

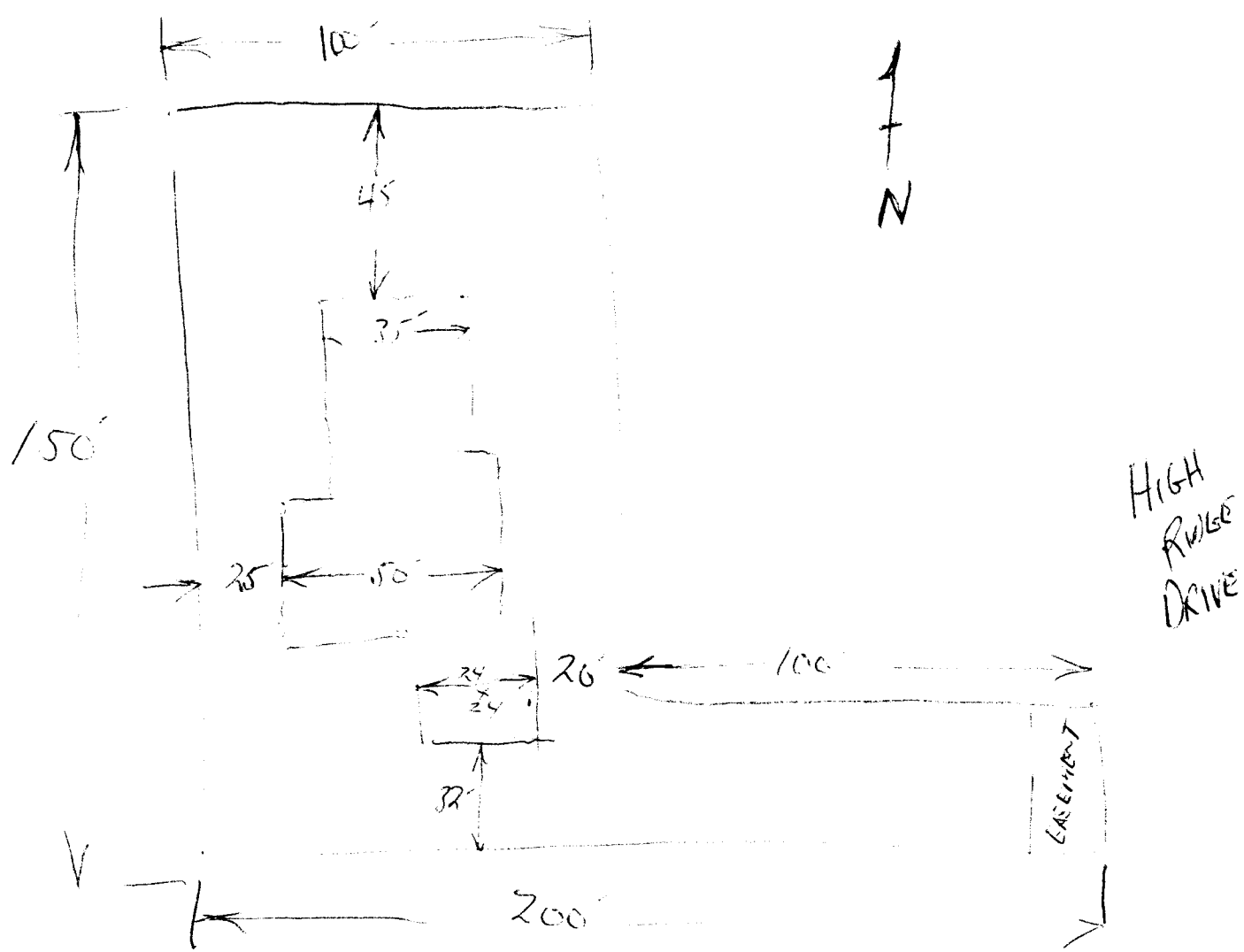
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7753

Utility Accounting [Signature] Date 8/3/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

387 HIGH RIDGE DR
FILING 3, BLK 5, LOT 28C



ACCEPTED *Pennie Edwards*
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.

► APPROVAL FOR BUILDING PERMIT ◀
Ridges Architectural Control Committee (ACCO)

Job No 94-24
 Builder or Homeowner Kathy Driscoll PH # _____
 Ridges Filing No. _____
 Block _____ Lot _____
 Pages Submitted 3
 Date Submitted 6-27-94

A - Approved
 NA - Not Approved

387 Ashford

SITE PLAN

- | | | | |
|--------------------------|--------------------------|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | <u>28' - house, 20' - garage</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | <u>37' - house, 45' - garage</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>South - 50' - house, 32' - garage</u>
<u>North - 50' - house</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>1705 sq</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks | <u>FRONT + South Side</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>Concrete - garage pad; Asphalt - long, narrow driveway</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage | <u>SEE PLANS</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>EAST/NORTH - GRASS, TREES, BUSHES, FLOWERS</u>
<u>SOUTH/WEST - ZERO SCAP, TREES, BUSHES, FLOWERS</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 shall not be disturbed without permission of Ridges Metropolitan District.

EXTERIOR ELEVATIONS

- | | | | |
|--------------------------|--------------------------|-------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) | <u>16' highest - top of foundation wall 2'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>ASPHALT - SHINGLE</u> Color <u>BRICK/PINK</u> <u>higher than curb.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>LIGHT TURQUOISE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>STUCCO</u> Color <u>IVORY</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Material | Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color | <u>N/A</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color | <u>N/A</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | <u>DECK - South & West side of house</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios | <u>FRONT entrance</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 parking, landscaping, and drainage plan.

APPROVED Ridges Architectural
 RIDGES Architectural Control Committee
 By [Signature]
 By Kathy Driscoll
 Date 7/6/94

HIGH
RIDGE
DRIVE



25'

← CURB

NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or conformance to all applicable codes.

APPROVED Ridge Architectural
Control Committee

[Handwritten signature]
[Handwritten signature]