

FEE \$ 10.00

BLDG PERMIT NO. 50325

TCP-500.00

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2387 Mariposa Dr. TAX SCHEDULE NO. 2945-201-11-002
 SUBDIVISION The Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1876
 FILING 3 BLK 19 LOT 2C SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER G.A. Garrett NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2386 West Plateau Ct.
 (1) TELEPHONE 243-2572 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New Home Construction

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 PR Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt 2
 _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 25' 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).

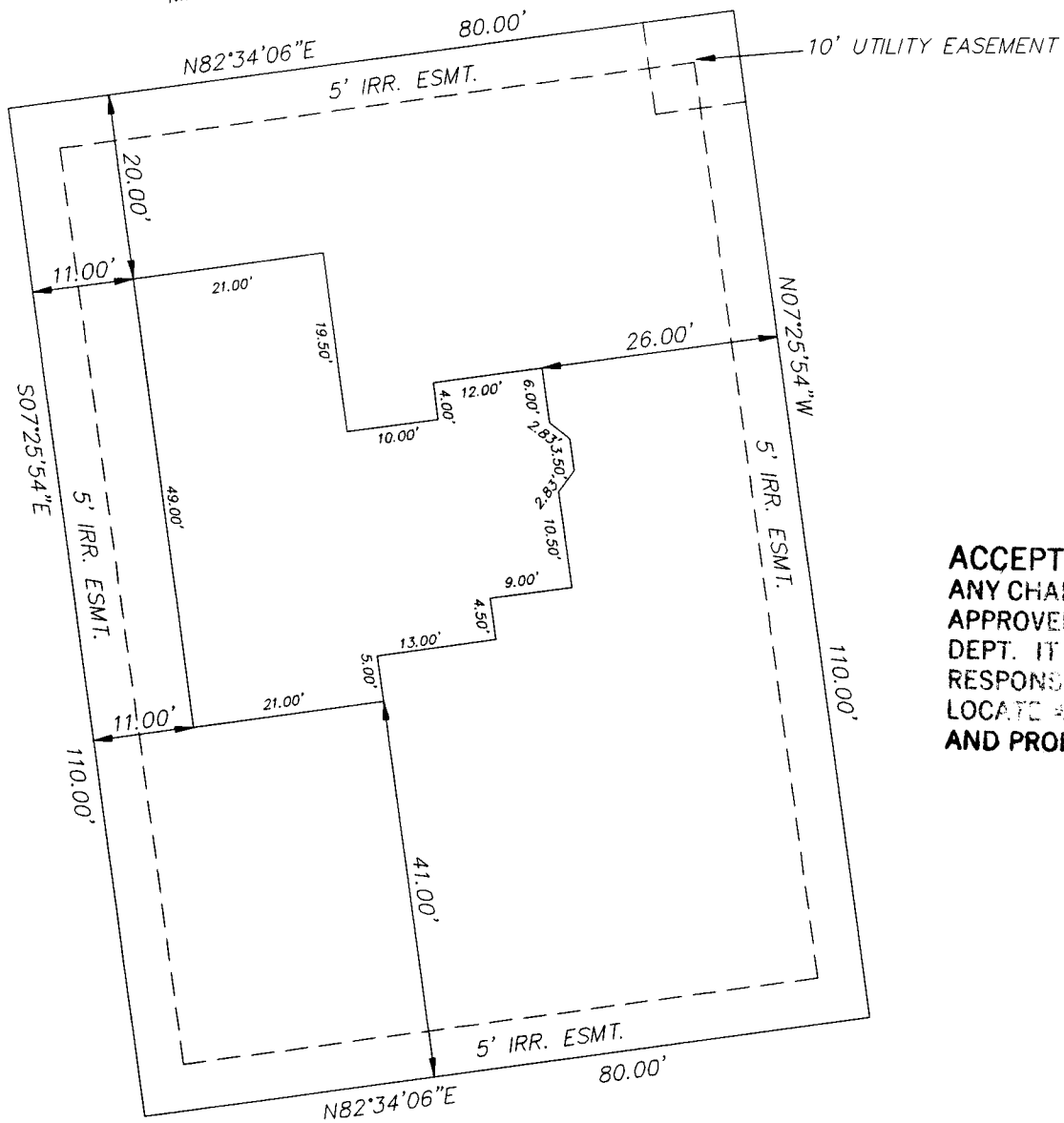
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature G.A. Garrett Date Oct 17, 1994
 Department Approval Marcia Potts Date 10-17-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7902-S/F
 Utility Accounting Mellie Fowler Date 10-17-94

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)

2387
MARIPOSA DRIVE



ACCEPTED *ml 10-11-94*
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.

CENTURY SURVEYING
P.O. BOX 356, GRAND JCT., CO 81502
303-241-2667

HOUSE LOCATION ON
LOT 2C, BLOCK 19,
THE RIDGES FILING 3

JOB NO. 8308 | S | 1 OF 1

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

Job No. 94-28
 Builder or Homeowner G.H. Garrett
 Ridges Filing No. 3
 Block 19 Lot 2C
 Pages Submitted 7
 Date Submitted 10-13-94

2389 Mariposa

A Approved
 NA Not Approved

SITE PLAN

- | | | | |
|-------------------------------------|--------------------------|---|------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>1876</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks | <u>4" concrete</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>4"</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage | <u>North (rear to front)</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>By owner</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 must not be disturbed without permission of Ridges Metropolitan District.

EXTERIOR ELEVATIONS

- | | | | |
|-------------------------------------|--------------------------|------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | <u>22'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>Asphalt Shingle</u> Color <u>Grey</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>Cedar</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>wood compos. "Dutch Lap"</u> Color _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick - Color | <u>Trim</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Porches or patios | <u>Deck</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:

culvert under driveway

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCO makes no judgement on foundation design.

By signature below, builder or owner guarantees that improvements will be constructed as shown on this form and on building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By _____
 By _____

Builder/Realtor/Homeowner
 By _____
 Date _____