

FEÉ \$ 5.00

BLDG PERMIT NO. 49581

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 2389 Mariposa Dr.

TAX SCHEDULE NO. 2945-201-11-003

SUBDIVISION The Ridges

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2386 Total 1850 living

FILING 3 BLK 19 LOT 30

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER G.H. Garrett

NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2386 West Plateau St.

NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-0572

USE OF EXISTING BLDGS NA

(2) APPLICANT Same

(2) ADDRESS \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

Construct Single Family 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 PR

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

SETBACKS: Front 20 from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt 2

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.H. Garrett Date 8-16-94

Department Approval Kathy Porter Date 8-16-94

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 7777

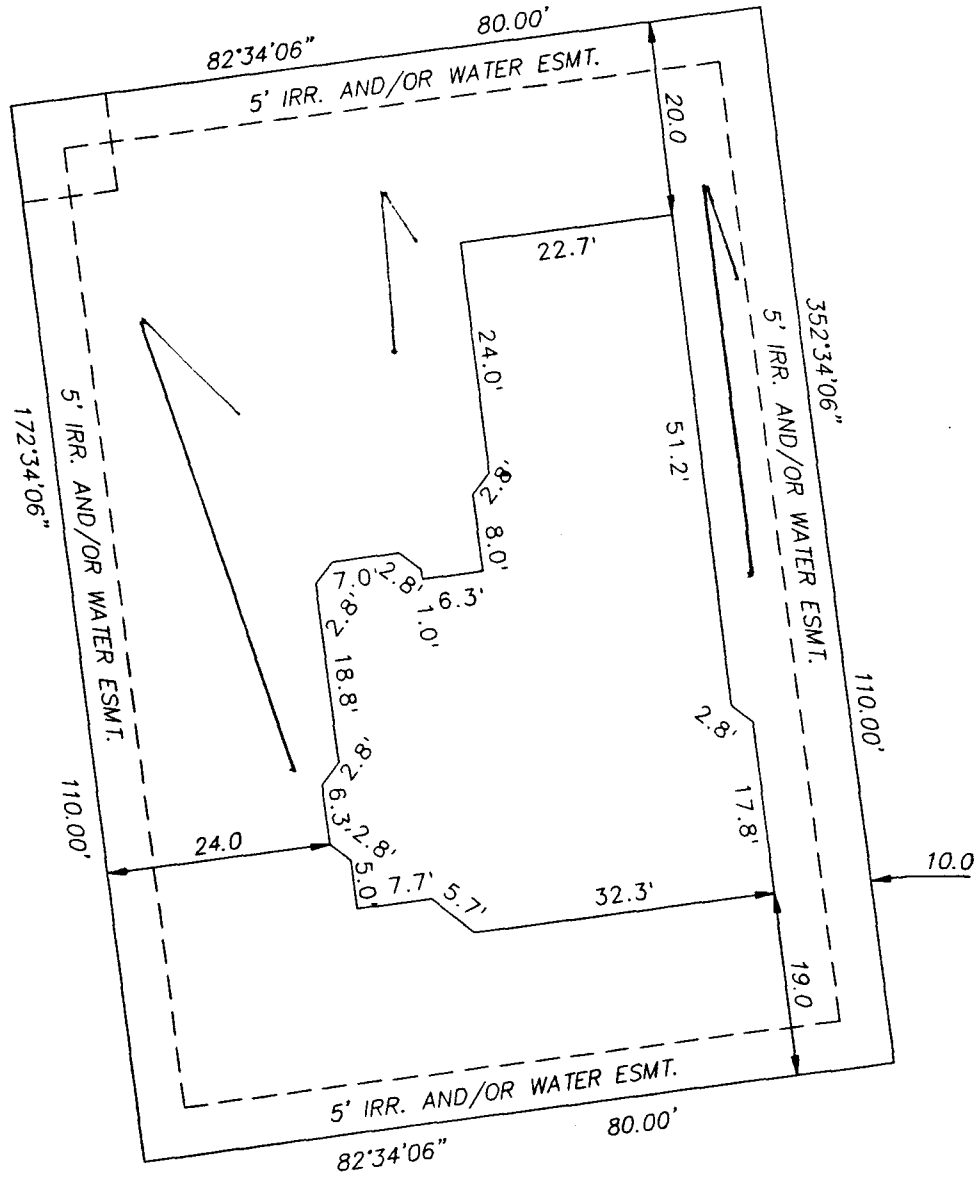
Utility Accounting Millie Fowler Date 8-16-94

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

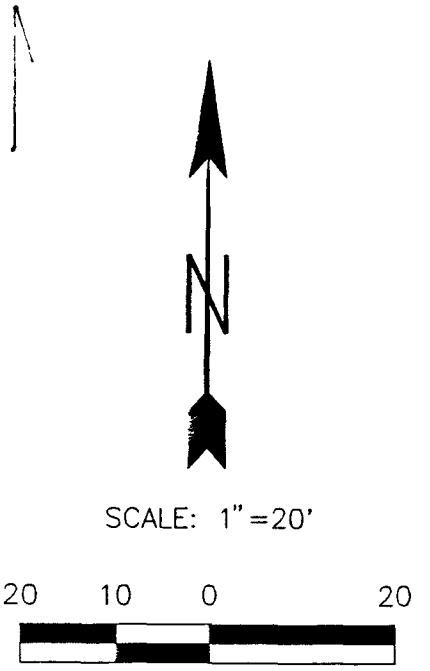
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2389 Mariposa Dr.

MARIPOSA DRIVE



Drainage



ACCEPTED KP 8/16/94  
 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.

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

Job No. 94-25  
 Builder or Homeowner G.A. Garrett  
 Ridges Filing No. 3  
 Block 19 Lot 3C  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 8-16-94

A - Approved  
 NA - Not Approved

2389 Mariposa Dr.

**SITE PLAN**

- | A                                   | NA                       |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>20'</u>                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>19'</u>                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>E 10', N 24'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>2386 total 1850 Heated</u>                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>4" concrete</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) _____                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage <u>South to North on slope</u>                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | Landscaping <u>By new 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>30'</u>                                     |
| <input type="checkbox"/>            | <input type="checkbox"/> | Roof - Material <u>Asphalt</u> <u>25/30 yr.</u> Color <u>Dark Gray</u> |
| <input type="checkbox"/>            | <input type="checkbox"/> | Trim - Color _____   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Siding - Material <u>Stucco</u> Color <u>Crema</u>                     |
| <input type="checkbox"/>            | <input type="checkbox"/> | Material _____ Color _____   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Brick - Color _____  |
| <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>4" concrete</u>                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other <u>Cedar deck</u>  |

NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material.

**APPROVED SUBJECT TO:**

APPROVED Ridges Architectural Control Committee [Signature]

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

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 [Signature]  
 Builder/Realtor/Homeowner  
 By \_\_\_\_\_  
 Date \_\_\_\_\_

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 Date \_\_\_\_\_