

DATE SUBMITTED 4-1-94

BUILDING PERMIT NO. 48112

FEE \$ 500

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

BLDG ADDRESS 2397 Pleasant Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1378

SUBDIVISION The Ridge

FILING 6 BLK 29 LOT 1A SQ. FT. OF EXISTING BLDG(S) None

TAX SCHEDULE NO. 2945-174-33-001 NO. OF FAMILY UNITS 1

OWNER Baskoff Builders Ltd NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None

ADDRESS 316 Cedar St GJT 81583

TELEPHONE 242-242

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-4

DESIGNATED FLOODPLAIN: YES _____ NO X

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

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 14 TRAFFIC ZONE 96

Rear 10' from property line

PARKING REQ'MT _____

Maximum Height _____

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 Pitz
Date Approved 4-1-94

Applicant Signature [Signature]
Date 4-1-94

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

White: Planning

Yellow: Customer

Blue: Building Department

781.22'

10'

35'

20'

5'

64'

140.6'

105'

ACCEPTED MP 4-1-94
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.

20'

20'

DRIVE

40'

2397 PLEASANT
RIDGE CT.

NOT TO SCALE

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

94-12

Job No. 2397 Pleasant Ridge
 Builder or Homeowner
BOOKCLIFF BUILDERS, LTD.
 Ridges Filing No. 6
 Block 29 Lot 1A
 Pages Submitted _____
 Date Submitted _____

Approved
 NA - Not Approved

SITE PLAN

- | | | |
|-------------------------------------|--------------------------|--|
| A | NA | |
| <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 type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>Must be 5' both sides minimum</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1375 S.F.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>4" concrete</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>concrete 4" concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage _____ |
| <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>Must not exceed 25'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material: <u>O.C. Asphalt/Fiberglass</u> Color <u>Aspen Gray</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>Reynolds Aluminium - Classic Cream</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>Reynolds Aluminium</u> Color <u>Sea Mist Blue</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u>Red sandstone columns w/ split Rail Fencing (wood fence)</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stone - Color _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Balcony <u>Red Wood Deck</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Other _____ |

NOTE: NO Stone or Brick on House - LANDSCAPE ONLY.

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

APPROVED SUBJECT TO:

Color cannot be blue. Suggest medium gray

APPROVED Ridges Architectural Control Committee [Signature]

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.
 NOTE: ACCO makes no judgement on foundation design.

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

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

RIDGES Architectural Control Committee
 By [Signature]

Builder/Realtor/Homeowner RANDY L. COOK
 By [Signature]
 Date _____