

DATE SUBMITTED 2/22/94

BUILDING PERMIT NO. 47716

FEE \$ 500

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

*[Handwritten mark]*

BLDG ADDRESS 2387.5 Pleasant Ridge

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1550

SUBDIVISION Ridges

SQ. FT. OF EXISTING BLDG(S) N/A

FILING 6 BLK 29 LOT 184

TAX SCHEDULE NO. 2945-174-33-018

NO. OF FAMILY UNITS one

OWNER Edison S. Leubner

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 1716 N. 18th St. GJC.

DESCRIPTION OF WORK AND INTENDED USE:  
New Single Family Residence

TELEPHONE 303 245-9316

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

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 94

Rear 10' from property line

PARKING REQ'MT     

Maximum Height 25'

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 *[Signature]*  
Date Approved 2-23-94

Applicant Signature *[Signature]*  
Date     

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

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

Job No. 94-6  
 Builder or Homeowner Just Concrete - Ed Lenhart  
 Ridges Filing No. 6  
 Block 29 Lot 13A  
 Pages Submitted 5  
 Date Submitted Feb 11, 94

- Approved  
 - Not Approved

ph. 245-9316

**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>26'</u>                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>'A' 6'3" &amp; 7'</u> |
| <input type="checkbox"/>            | <input type="checkbox"/> | Square Footage _____   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Sidewalks _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>4" culvert beneath</u>                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage <u>north</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Landscaping <u>owner provide</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 type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Quas Corning 20yr Asphalt-shale</u> Color <u>weather ward</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>cedar - front elevation</u> Color <u>cedar "Incase"</u>     |
|                          |                          | Material <u>pressed wood 'lap'</u> 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 type="checkbox"/> | <input type="checkbox"/> | Porches or patios _____  |
| <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 plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee

By [Signature]

By [Signature]

Builder/Realtor/Homeowner

By \_\_\_\_\_

Date \_\_\_\_\_

[Signature]

2387.5 Pleasant Ridge Ct.  
Lot 184 BIK 29 Filing #6  
The Ridges

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