

FEE \$ 5⁰⁰

BLDG PERMIT NO. 49550

CP 500⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 413.5 Prospector TAX SCHEDULE NO. 2945-174-3A 010
 SUBDIVISION Ridged SQ. FT. OF PROPOSED BLDG(S)/ADDITION 430
 FILING 6 BLK 30 LOT 10-A SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Robert & Virginia Bennetts NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 864 Garnet Ave, Delta, CO.
 (1) TELEPHONE 874-3724 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Constructors West Inc USE OF EXISTING BLDGS Residence
 (2) ADDRESS P.O. Box 2161, GT DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-5457 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 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 _____ CENSUS TRACT 14 TRAFFIC ZONE 96i

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 Conith B. Meloyard Date 8-12-94
 Department Approval Marina Pitz Date 8-12-94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 7771
 Utility Accounting Mellie Fowler Date 8-12-94

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)

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

Constructors West Inc,
2818 1/2 North Ave
Grand Junction, CO 81501
241-5457

A - Approved
NA - Not Approved

Job No. _____
Builder or Homeowner _____
Ridges Filing No. 4
Block 30 Lot 10-A
Pages Submitted _____
Date Submitted _____

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" <u>5'</u> minimum "B" and "C" lots) _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1515</u> _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt <u>or concrete</u>) _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping _____ |

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>GRAVSTONE</u> Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>VINYL</u> _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>VINYL</u> Color <u>BEIGE</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 _____ |
| <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:

[Handwritten initials]

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.

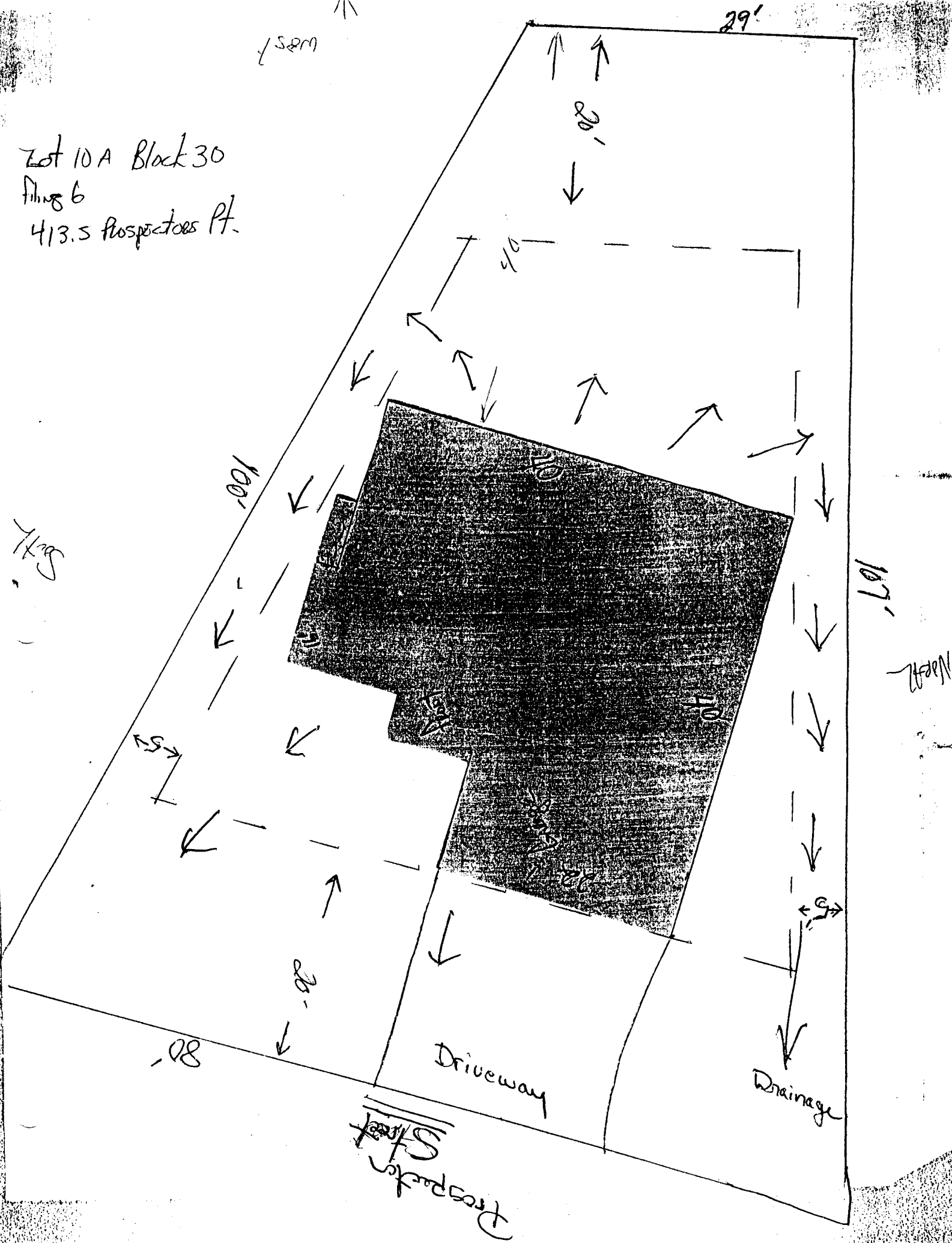
RIDGES Architectural Control Committee

By [Signature]
By [Signature]

Builder/Realtor/Homeowner

By [Signature]
Date _____

Lot 10A Block 30
Filing 6
413.5 Prospector Pt.



ACCEPTED MP 8-12-94
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.