

FEE \$ 500

BLDG PERMIT NO. 49186

*500 off PL*

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 417 1/2 PROSPECTORS POINT  
LOT 6A/BLK 30 TAX SCHEDULE NO. 2945-174-34-006

SUBDIVISION RIDGES 05/FILING SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1846 sq ft  
BLDGES

FILING 6<sup>TH</sup> BLK 30 LOT 6A SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER RONALD E HEDRICK NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2700 6 RD D-5 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 256-1010 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

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

(2) TELEPHONE \_\_\_\_\_ NEW CONSTRUCTION (SINGLE RES)

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

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

\* Side 10' from PL Rear 10' from PL

Maximum Height \_\_\_\_\_

Parking Req'mt \_\_\_\_\_

Special Conditions 10' between bldgs  
minimum

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

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 Ronald E Hedrick Date 7-7-94

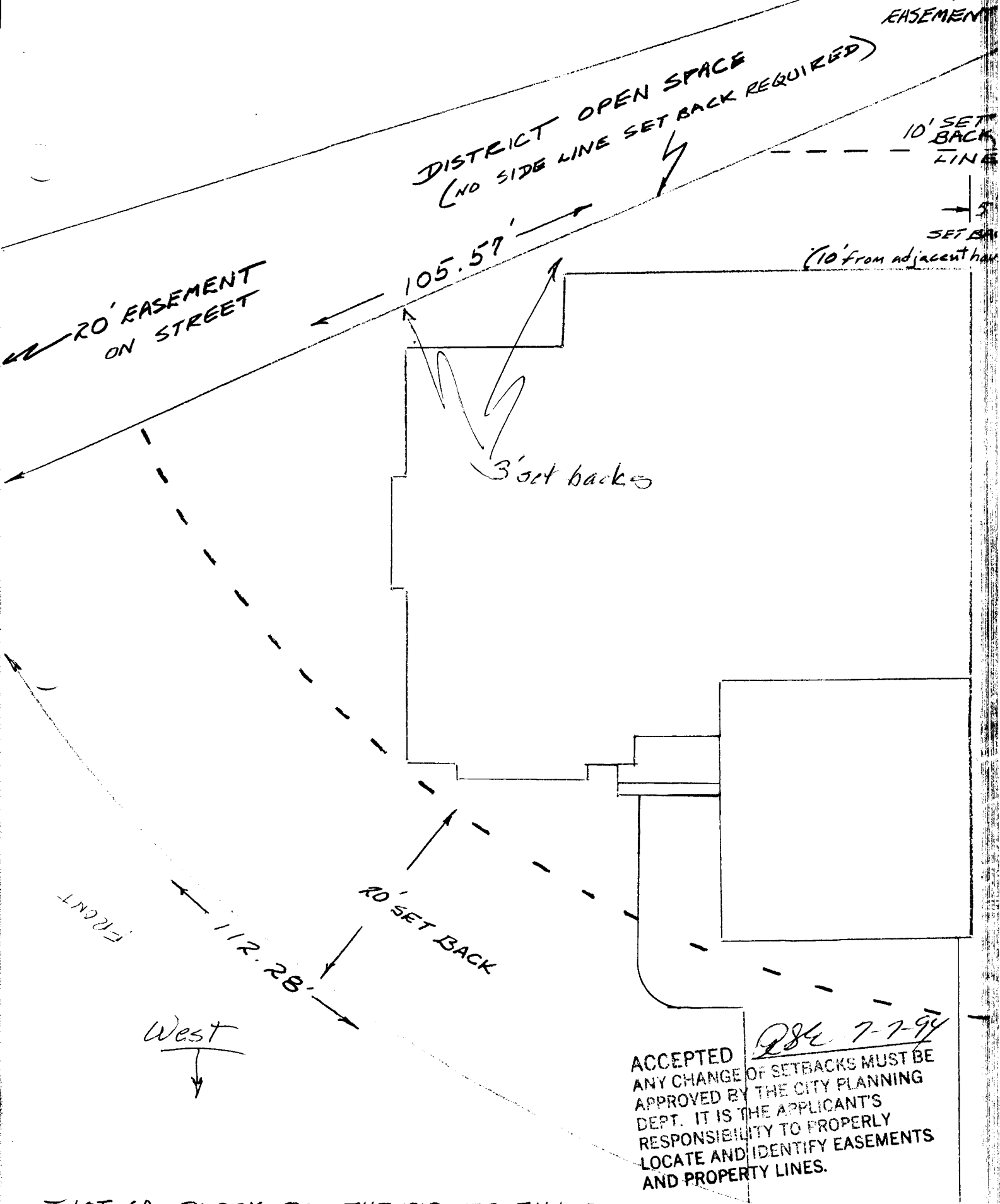
Department Approval Ronnie Edwards Date 7-7-94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 7702

Utility Accounting Millie Fowle Date 7-7-94

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)



ACCEPTED QSE 7-7-94  
 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.

LOT 6A - BLOCK 30 - THE RIDGES FILING NO. 6  
 RONALD E. & CONNIE B. HEDRICK

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

Job No. 94-21  
 Builder or Homeowner Ronald Hedrick  
 Ridges Filing No. 6  
 Block 30 Lot 6A  
 Pages Submitted 3  
 Date Submitted 6-21-94

A - Approved  
 NA - Not Approved

**SITE PLAN**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>20'</u>                        |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>✓</u>                           |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) _____            |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1846</u>                                       |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>to driveway</u>                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or <u>concrete</u> ) <u>5" or more culvert</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage _____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>sod - irrigation</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) <u>18' max</u>                     |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Heritage 2 roof</u> Color <u>beige</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>Charcoal blue</u>                         |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>stucco</u> Color <u>beige</u>        |
|                          |                          | Material _____ Color _____                                |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u>NA</u>                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color <u>NA</u>                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony <u>NA</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or <u>patios</u> <u>concrete</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:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
**APPROVED Ridges Architectural Control Committee** *[Signature]*

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

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

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 \_\_\_\_\_

Builder/Realtor/Homeowner  
 By RONALD E. HEDRICK  
 Date 6-21-94

