

DATE SUBMITTED: 3/23/94

PERMIT NO. 48090

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 422 1/2 Prospector Pt. # 67 SQ. FT. OF BLDG: 1,864

SUBDIVISION Lot, 7 Columbine Village, Replet Ridges SQ. FT. OF LOT: 3,600

FILING # 6 BLK # 9 LOT # 25 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-174-02-152 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Ted Munkres USE OF EXISTING BUILDINGS: NA

ADDRESS 121 Chipeta Avenue

TELEPHONE: 243-0929 DESCRIPTION OF WORK AND INTENDED USE: Construction of Single Family Dwelling
DAN-

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR4 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 10' GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 10' CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

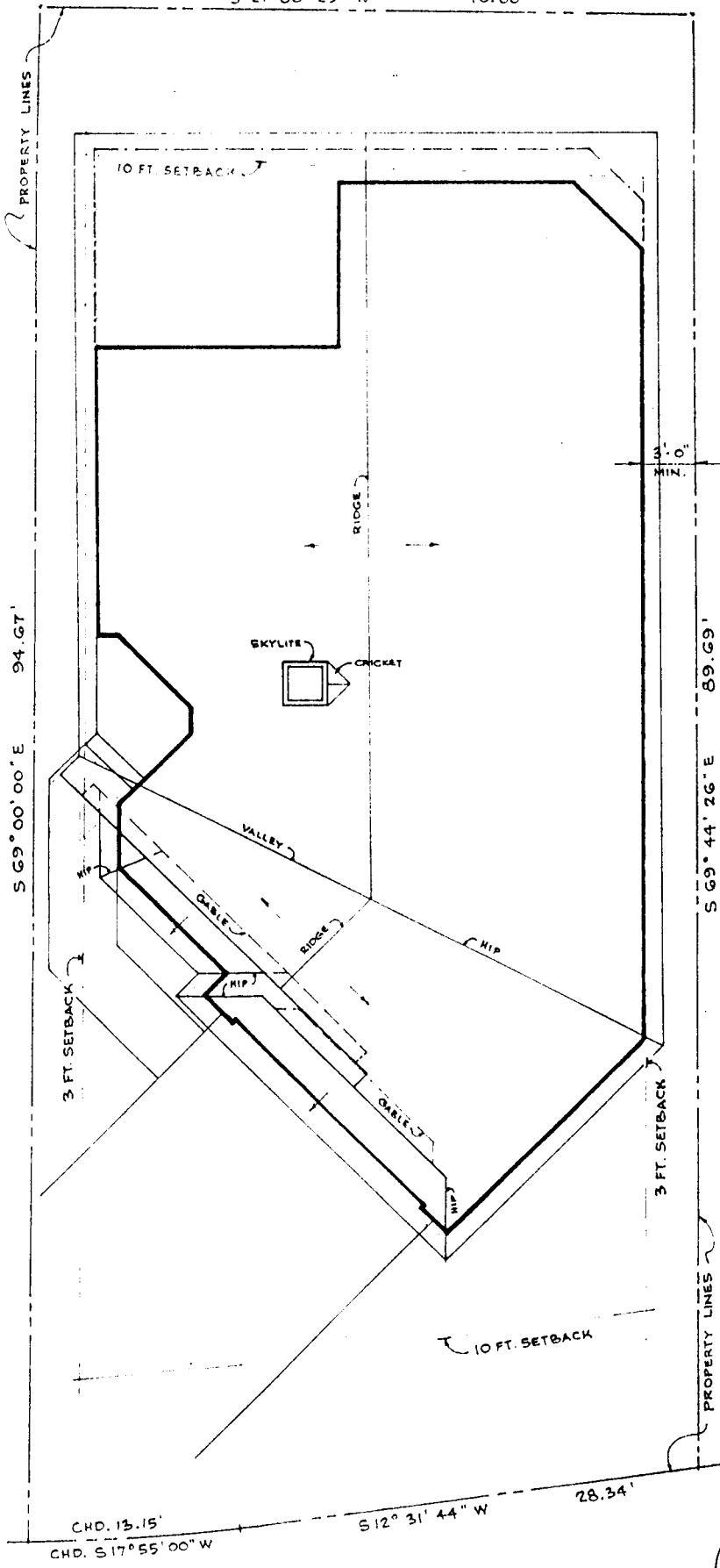
[Signature] (KP)
Department Approval

[Signature]
Applicant Signature

3/23/94
Date Approved

3/23/94
Date

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



ACCEPTED *RSE - 3/23/94*
 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.

Street



SITE PLAN

COCCUMBINE VILLAGE

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

Job No. 94-3
 Builder or Homeowner FREESTYLE
 Ridges Filing No. 6
 Block 9 Lot 25 - 7
 Pages Submitted _____
 Date Submitted 1-7-94

A - Approved
 NA - Not Approved

SITE PLAN

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (<u>18'-0"</u> minimum) <u>PUD N/A</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>PUD N/A</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1300 sq ft</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>CONC.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>YES.</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) _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>3 TAB</u> Color <u>GRAY STONE</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>PUSSYWILLOW SW 2135</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>COTAGE LAP S</u> Color <u>LATTICE SW 2102</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u>PROPER GRAY</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Balcony <u>RED WOOD</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Porches or patios <u>CONC</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:

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

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.

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

Builder/Realtor/Homeowner

By [Signature]

By _____

By [Signature]

Date _____