

DATE SUBMITTED 4/15/94

BUILDING PERMIT NO. 48461
FEE \$ paid (voided permit issued 4-6-94)

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

BLDG ADDRESS 422 1/2 PROSPECTORS AL SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
SUBDIVISION COLUMBIAN VILLAGE
FILING # 6 BLK - LOT 23 SQ. FT. OF EXISTING BLDG(S) 1350
TAX SCHEDULE NO. 29N5-17H-29-155 NO. OF FAMILY UNITS 1
OWNER Free style NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
ADDRESS R1 CHIPETA
TELEPHONE 243-0929 DESCRIPTION OF WORK AND INTENDED USE:
New SMILE FAMILY

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 10' from property line or _____ from center of ROW, whichever is greater
Side 3' from property line GEOLOGIC HAZARD: YES _____ NO _____
Rear 10' from property line CENSUS TRACT 14 TRAFFIC ZONE 96
Maximum Height 25' PARKING REQ'MT _____
Maximum coverage of lot by structures _____ SPECIAL CONDITIONS: Bldg separation
must meet UBC

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 Kathy Porter Applicant Signature Marcel Lopez
Date Approved 4/15/94 Date 4/15/94

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

(White: Planning) (Yellow: Customer) (Blue: Building Department)



80.80'

N 75° 32' 24" W

N 15° 01' 30" E 33.00'

17.00' N 15° 10' 27" E

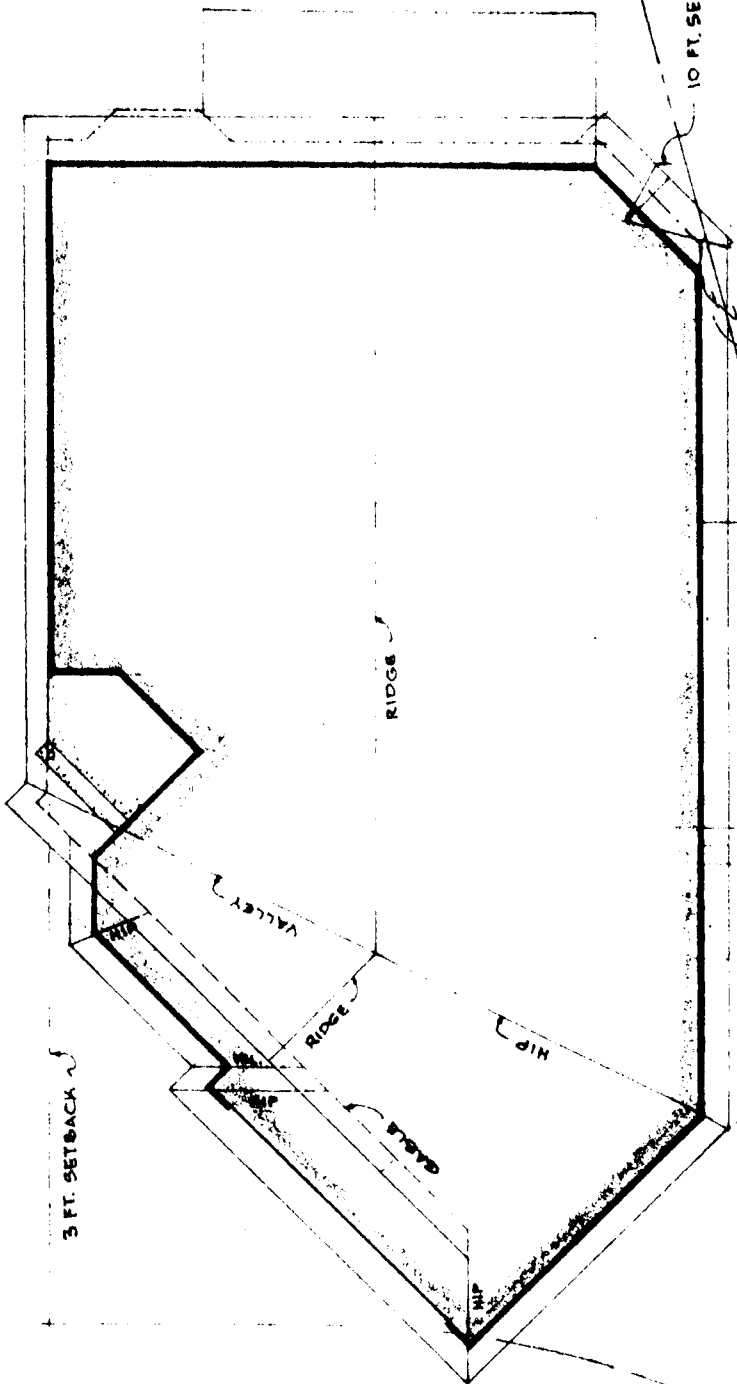
N 12° 03' 57" E 37.86'

82.00' N 89° 01' 30" E

3 FT. SETBACK

10 FT. SETBACK

10 FT. SETBACK LINE



2-0 BRDG TO DISTRICT SPACE OPEN SPACE PROP

~~Private Street~~
Private Street

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

Job No _____
 Builder or Homeowner
 FREESTYLE
 Ridges Filing No. 6
 Block 9 Lot 25 - 23
 Pages Submitted _____
 Date Submitted 1-7-94

A - Approved
 NA - Not Approved

SITE PLAN

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (<u>28-0"</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 LT </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> COTTAGE LAP S </u> Color <u> LATTICE SW 2102 </u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Material _____ Color _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u> PROBLY 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 conformance to all applicable codes.
APPROVED Ridges Architectural Control Committee

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 <u> [Signature] </u>	By _____
By _____	Date _____