

DATE SUBMITTED 4-6-94

BUILDING PERMIT NO. \_\_\_\_\_

FEE \$ 500

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

BLDG ADDRESS 422 1/2 PROSPECTORS SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

SUBDIVISION COLUMBINE VILLAGE RIDGES # 6 BLK - LOT 26 SQ. FT. OF EXISTING BLDG(S) 1000

TAX SCHEDULE NO. 2945-174-00-152 NO. OF FAMILY UNITS 1

OWNER STEELE NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 121 CHIPOTA TELEPHONE 243-0929 DESCRIPTION OF WORK AND INTENDED USE: New Residence

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR4 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front 10' from property line or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from property line <sup>5</sup> GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Rear 10' from property line CENSUS TRACT 14 TRAFFIC ZONE 90

Maximum Height \_\_\_\_\_ 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 [Signature] Applicant Signature [Signature]

Date Approved 4-6-94 Date 4-6-94  
*replaced by permit for lot 23*

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

*(City Planning) (Mayor's Office) (City Building Department)*

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

Job No. \_\_\_\_\_  
 Builder or Homeowner FRIBESTYLE  
 Ridges Filing No. 10  
 Block 20 Lot 25-CU26  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 3-30-94

A - Approved  
 NA - Not Approved

**SITE PLAN**

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback ( <u>20'-0"</u> minimum) _____                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Rear setback (10'-0" minimum) _____                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks ( <u>10'-0"</u> minimum "B" and "C" lots) _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1500</u> _____                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks _____   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or <u>concrete</u> ) _____                  |
| <input 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 system must not be disturbed without permission of Ridges Metropolitan District.

**EXTERIOR ELEVATIONS**

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) _____                        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Roof - Material <u>3 TIA</u> Color <u>GRAY STONE</u> |
| <input type="checkbox"/>            | <input type="checkbox"/> | Trim - Color <u>CR. PINK</u> _____                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Siding - Material _____ Color _____                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Material _____ 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 <u>CR. PINK</u> _____              |
| <input type="checkbox"/>            | <input type="checkbox"/> | Other _____  |

NOTE: All exposed flashing and metal shall be painted 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.**

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

NOTE: ACCO makes no judgement on foundation or other structural issues.

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 foundation plan.

RIDGES Architectural Control Committee

By [Signature]

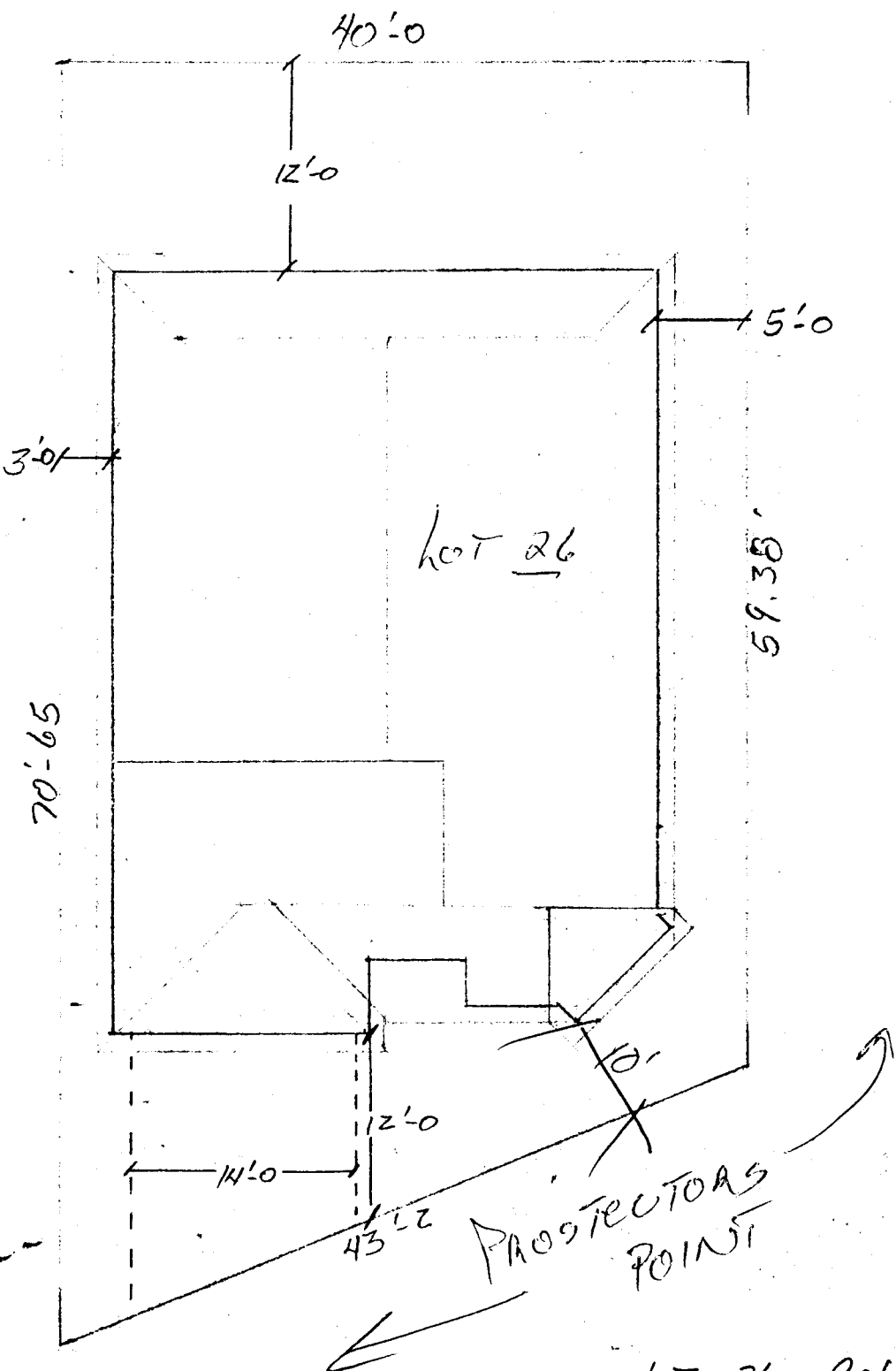
By Ted Miller

**APPROVED Ridges Architectural Control Committee**

Builder/Realtor/Homeowner

By [Signature]

Date \_\_\_\_\_



ACCEPTED *R. Edward*  
 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 26 COLUMBINE  
 VILLAGE  
 422 1/2 PROSPECTORS  
 POINT