

DATE SUBMITTED 3-3-94

BUILDING PERMIT NO. 47875

FEE \$ 10.00

### PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)  
Grand Junction Department of Community Development

BLDG ADDRESS 397 RIDGES BLVD  
SUBDIVISION RIDGES, FILING 2  
FILING 2 BLK 8 LOT 1  
TAX SCHEDULE NO. 2945-201-02-040  
OWNER WLS PARTNERSHIP  
ADDRESS 397 RIDGES BLVD 81503  
TELEPHONE 242-0555

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 500  
SQ. FT. OF EXISTING BLDG(S) 6400  
NO. OF FAMILY UNITS N/A  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
USE OF EXISTING BLDGS ACCOUNTING OFFICES  
DESCRIPTION OF WORK AND INTENDED USE:  
REMODEL FOR BEAUTY SHOP; SE CORNER

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE PR  
SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from property line  
Rear \_\_\_\_\_ from property line  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_  
Landscaping/Screening Req'd \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 14 TRAFFIC ZONE 9b  
Parking Req'mt \_\_\_\_\_  
File Number \_\_\_\_\_  
Special Conditions: Interior Remodel -  
change in use approved  
by Ridges ACCO

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval [Signature]  
Date Approved 3-3-94

Applicant Signature [Signature]  
Date 3-3-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) (Grand Junction Zoning & Development Code)

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

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

Job No. 94-09  
 Building DALE SAITH / WILLIAM LUDWIG  
 Builder or Homeowner  
 Ridges Filing No. 2  
 Block 8 Lot 1  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 3-2-94

A - Approved  
 NA - Not Approved

397 RIDGES BLVD  
242-0555

**SITE PLAN**

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

**EXTERIOR ELEVATIONS**

- |                          |                          |                        |                   |
|--------------------------|--------------------------|------------------------|-------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | _____             |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material        | _____ Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color           | _____             |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material      | _____ Color _____ |
|                          |                          | 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      | _____             |
| <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:**

REMODEL SOUTH END OF BUILDING ACCORDING TO SUBMITTED  
PLANS CONTINUING EXISTING FACADE \*DOOR SET IN GLASS FRONT  
(\*GLASS) BORDERED BY STUCCO, COLOR TO MATCH EXISTING STUCCO

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

NOTE: ACCO makes no judgement on foundation design.

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

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 *[Signature]* Builder/Realtor/Homeowner  
 By *[Signature]* By *[Signature]*  
 By *[Signature]* Date 3-2-94