

DATE SUBMITTED 3-16-94

BUILDING PERMIT NO. 47984

FEE \$ 5.00

*Address
3109 E 1/2 Road
2324*

PLANNING CLEARANCE

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

BLDG ADDRESS 2224 South Rim Drive SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2343
 SUBDIVISION South Rim SQ. FT. OF EXISTING BLDG(S) 0
 FILING 1 BLK 1 LOT 4 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2945 08 317 004 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
 OWNER Merritt Sixbey DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 3109 E 1/2 Road New Residence
 TELEPHONE 434-5561

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

ZONE PR-3.5 DESIGNATED FLOODPLAIN: YES _____ NO
 SETBACKS: Front 20' from property line or from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
 Side 10' from property line CENSUS TRACT 14 TRAFFIC ZONE 91
 Rear 20' from property line PARKING REQ'MT _____
 Maximum Height 28' SPECIAL CONDITIONS: _____
 Maximum coverage of lot by structures _____

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 Marcia Patz Applicant Signature [Signature]
 Date Approved 3-16-94 Date 3/16/94

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

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

**SOUTH RIM SUBDIVISION
Architectural Control Committee Application**

Owner Name: Merritt Construction
 Address: 3109 E 1/2 Road Grand Jet Co 81504
 Phone: 434-5561 (office) 250-1342 (home)
 Submittal Date: 3/15/94 Estimated Construction Start Date _____
 Pre-Construction Approval Date 3/15/94 Estimated Const. Complete Date _____
 Final Completion Acceptance Date: Architectural _____ Landscape & Irr. _____

Conditions of Approval:

Architectural Plans and Specifications:

1. Extend brick two feet around ~~north~~^{east} side of House
~~and keep soldier courses~~
3. 3 Car Garage 37.30 feet from Property Corner ~~Salt~~
4. 1" x 6" Fasia with 1x2 trim applied
5. ~~Decorative~~ Trim-Mold from Whitefri 6" to Beauld Side
6. Exterior Brick - Interstate Brick - "Cabernet"
7. Colors + Materials Field ~~Stucco~~ Snow Goose
8. Sherwin Williams SW 2046
9. Trim - PPG Threshold ~~Trim~~
10. ACCENT Kwall 5995N Gamay Lamp
11. Roofing - Tomko - Heritage II "Shadowline"
12. Decorative lighting approved - ~~brass~~ brass with maximum ^{60 antique} 60 watt ^{Clear} Bulbs

Landscape and Irrigation Plans and Specifications:

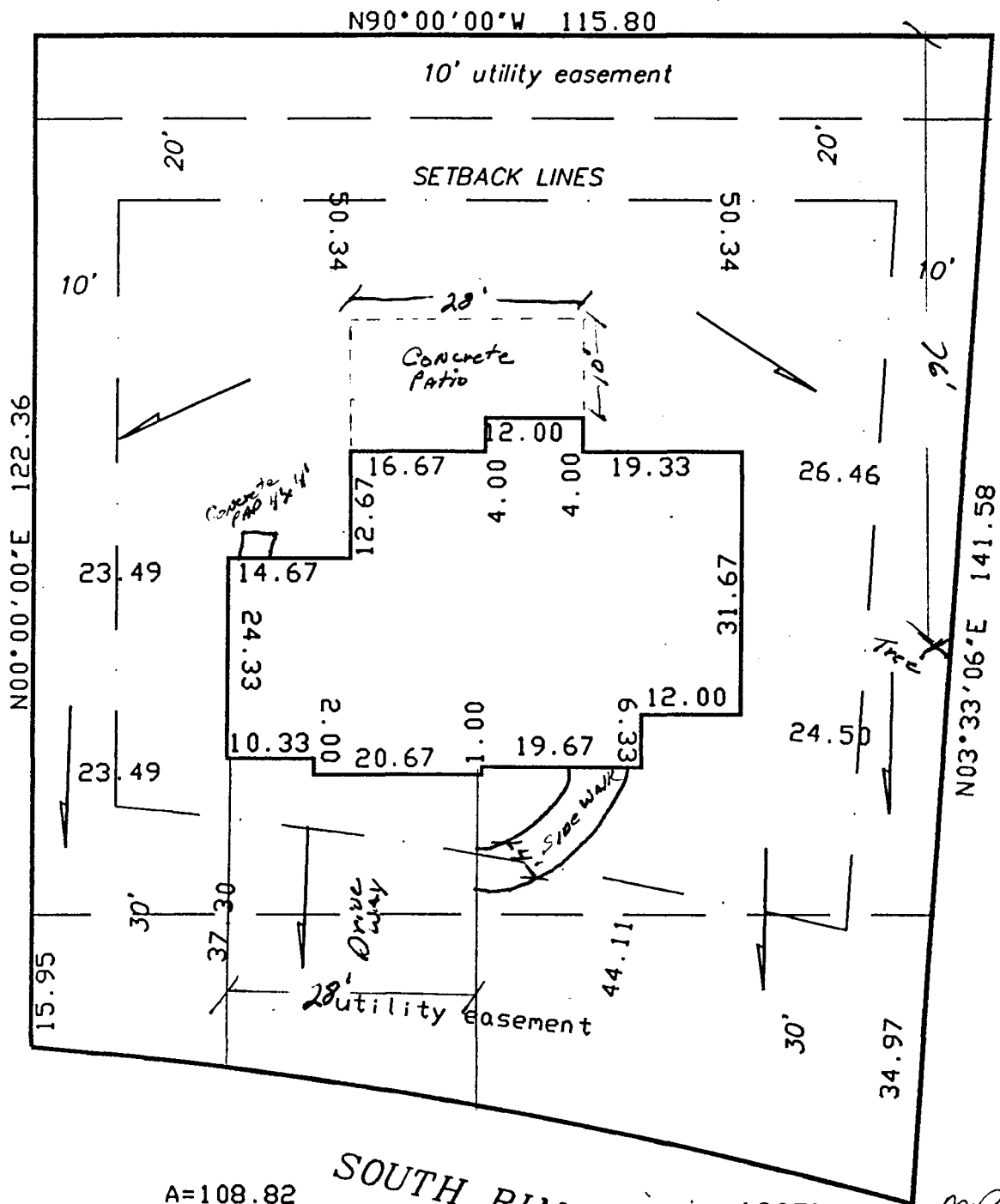
1. Landscape and Irrigation plans to
2. be submitted on or before 5/1/94
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

Approved for construction subject to the above conditions:

By: [Signature]
 Chairman
 South Rim Architectural Control Committee

Filing No. 1
 Lot No. 4
 Block No. 1
 Sq. Ft. 2343

Application Fee Paid: 3/15/94



N90°00'00"W 115.80

10' utility easement

SETBACK LINES

N00°00'00"E 122.36

N03°33'06"E 141.58

A=108.82
 R=592.25
 D=10°31'40"
 B=S80°01'48"E
 C=108.67
 T=54.57

SOUTH RIM DRIVE

ACCEPTED MP 3-16-94
 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.

DIRECTION OF PROPOSED DRAINAGE