

DATE SUBMITTED 3-28-94

BUILDING PERMIT NO. 48

FEE \$ 5.00

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

BLDG ADDRESS 2320 South Rim Dr.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1948

SUBDIVISION South Rim Filing #1

SQ. FT. OF EXISTING BLDG(S) 13590

FILING 1 BLK 1 LOT 1

TAX SCHEDULE NO. 2945-083-17-001

NO. OF FAMILY UNITS 1

OWNER Richard Witt/Steve Witt

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS Box 628 Parachute, Co 81635

TELEPHONE (303) 285-7536

DESCRIPTION OF WORK AND INTENDED USE:
Build Single Family Residence

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

ZONE PR

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 _____

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved on this application cannot be occupied until a final inspection has been completed by the Building Department (Section 9-3-2D 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 Peltz*

Applicant Signature *Richard Witt*

Date Approved 3-31-94

Date _____

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

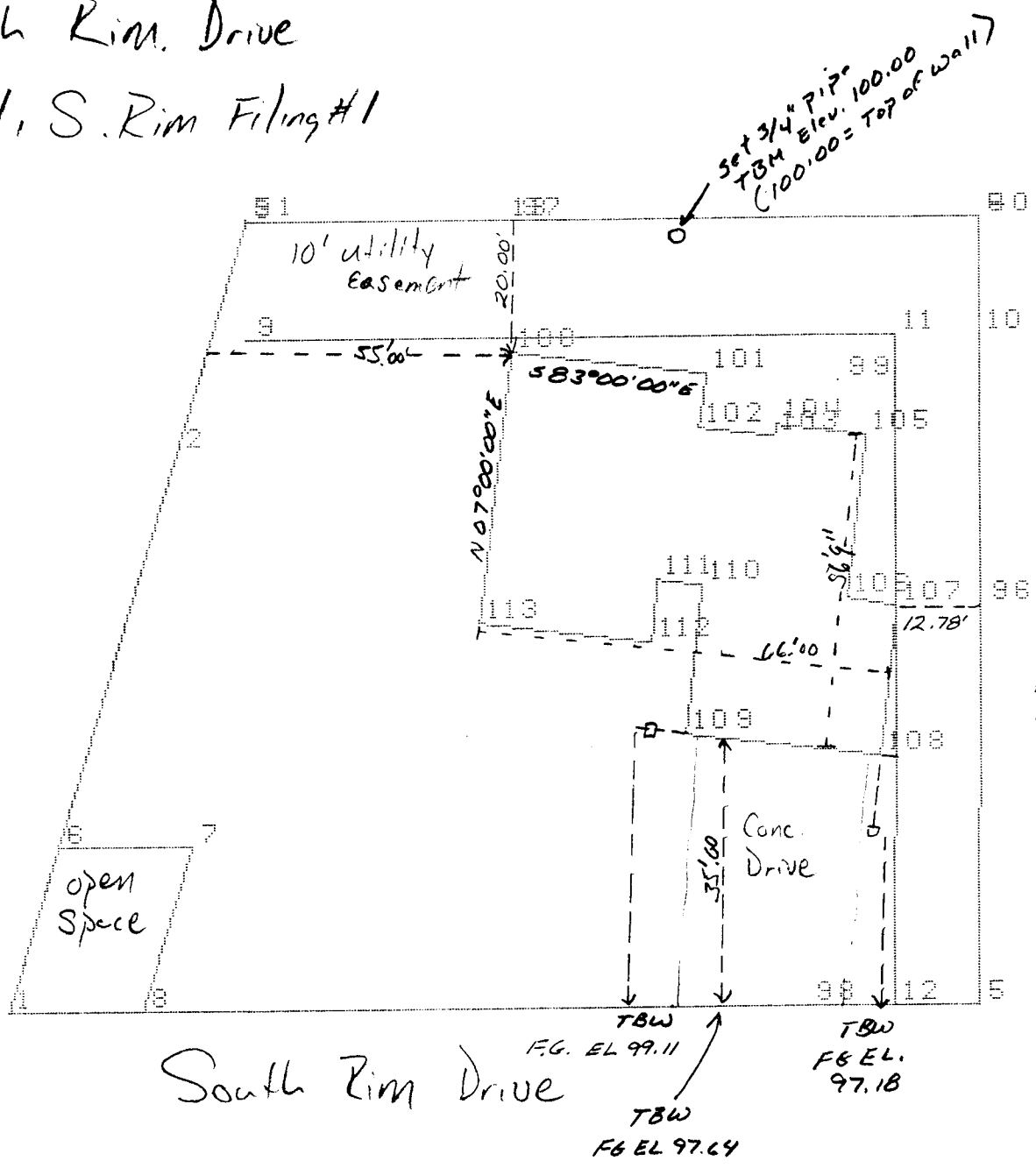
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

2320 South Rim Drive
 Lot #1, Blk #1, S. Rim Filing #1

NORTH



ACCEPTED MP 33194
 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.

South Rim Drive

TBW
 FG. EL. 99.11

TBW
 FG EL. 97.18

TBW
 FG EL 97.64

SOUTH RIM SUBDIVISION
Architectural Control Committee Application

3001 N 115
Tarmigan Rd
5th house
left
sub 1/4

Owner Name: Steve Witt

Address: P.O. Box 2584 Grand Jct, Co 81502

Phone: 241-1000 (office) _____ (home)

Submittal Date: 3/15/94 Estimated Construction Start Date 4/1/94

Pre-Construction Approval Date _____ Estimated Const. Complete Date 7/94

Final Completion Acceptance Date: Architectural _____ Landscape & Irr. _____

Conditions of Approval:

Architectural Plans and Specifications:

1. Will try to use low profile Swamp Cooler, ^{and the top of unit} at least two feet below
2. Vinyl clad window in tan color ^{rear}
3. Santa Fe Mission Tile - #1120 Casa Grande Blend ^{Ridge}
4. Color: SW 2186 Stucco light gravel subject
5. For Garage Door - Painted to Match Windows ^{act}
6. Metal Round - Seams
7. Single Drive w/ 3 - Car Garage
8. Set back garage to min 34-35 ft
9. _____
10. _____
11. _____
12. _____

Landscape and Irrigation Plans and Specifications:

1. _____
2. Landscape design to follow by 4/15/94
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. 1
Block No. 1

Application Fee Paid: 3/15/94

Sq. Ft. 1948