

DATE SUBMITTED 4-20-94

BUILDING PERMIT NO. 48490

FEE \$ 500

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

BLDG ADDRESS 2328 South Rim Drive

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2294 sq'

SUBDIVISION South Rim Subdivision

SQ. FT. OF EXISTING BLDG(S) n/a

FILING 1 BLK 3 LOT 3

TAX SCHEDULE NO. 2945-083-19-002

NO. OF FAMILY UNITS 1

OWNER Hilgenfeld Construction

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none

ADDRESS 683 25 Road Grand Junction, CO

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 243-4048

New residence

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

ZONE PR

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 30' 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 30' 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 Ronnie Edwards

Applicant Signature [Signature]

Date Approved 5/2/94

Date 4-25-94

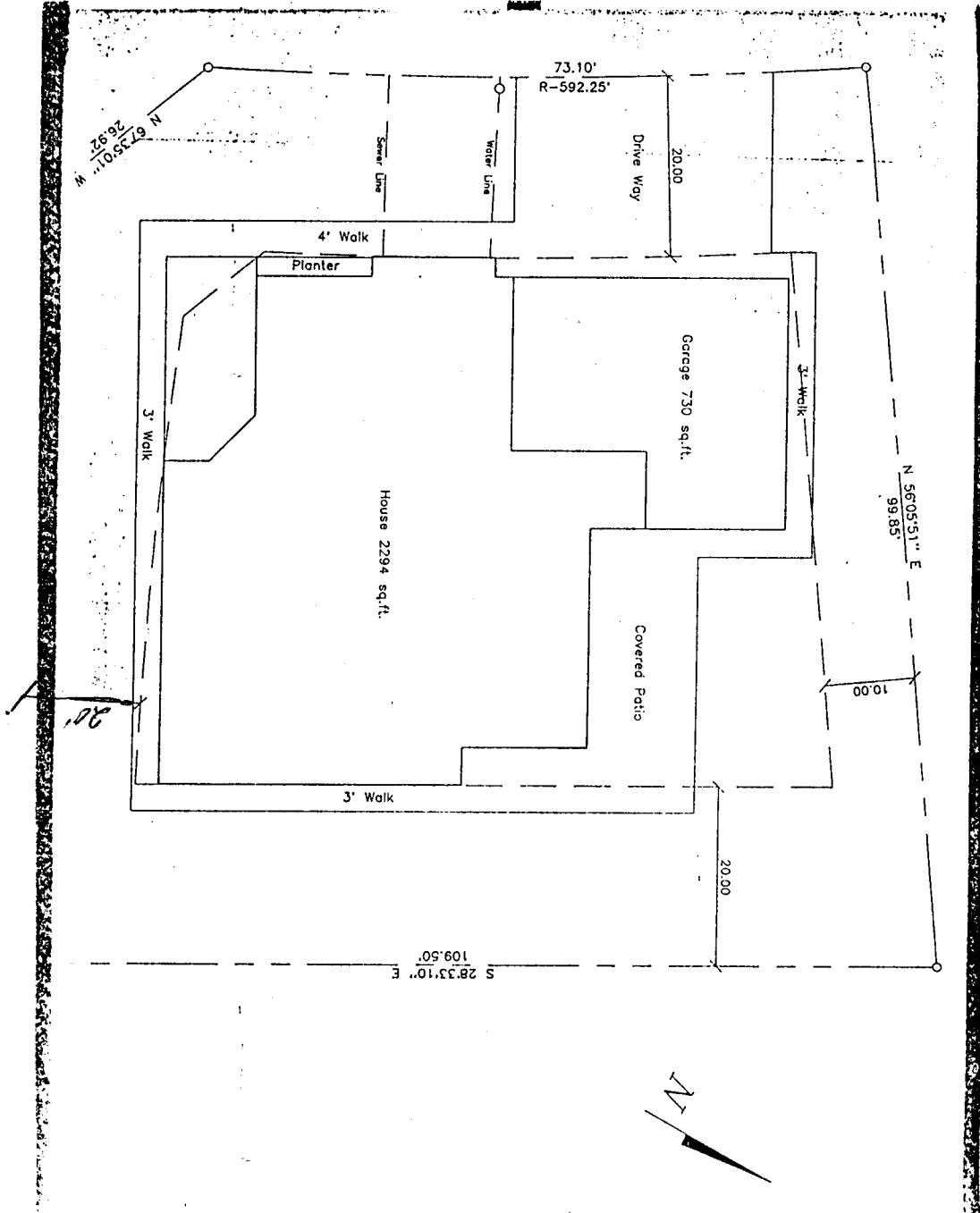
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(City Planning)

(Mayor/Commissioner)

(City Building Department)

ACCEPTED *Ronnie Edwards* 5/2/94
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.



SOUTH RIM SUBDIVISION
Architectural Control Committee Application

Owner Name: Hilgenfeld Construction
Address: P. O. Box 1131 Grand Junction, CO 81502
Phone: 243-4048 (office) 243-4048 (home)
Filing No. 1 Lot #. 3 Block # 3
Submittal Date: 4-18-94 Application Fee Paid Pd
Approved Date 4-28-94 Rejected Date _____

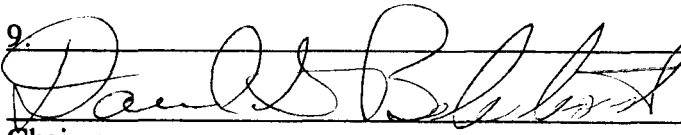
Conditions of Approval:

Architectural Plan:

1. Roof material/color - Tamko Heritage II shingles, color "Weathered Wood", 5/12 pitch.
2. Exterior material/color - Denver brick, color "Norfolk". A-29-8MT
3. Exterior material/color - 8" textured lap hardboard siding, color "Chocolate Soda".
4. Trim material/color - Redwood, color "Char" B-36-10D.
5. Gutter material/color - Seamless aluminum, color "Berkshire Brown".
6. Residence - 2,294 sq'
7. Garage - 730 sq' • FRONT YARD SETBACK - 20ft
8. Concrete Drive - 900 sq' : Limit EXTERIOR LIGHTING
WHEN ~~USED~~ bulb is visible
TO 60 WATT MAXIMUM.
9. Maximum height - 22'

Landscape and Irrigation Plan:

1. Landscape and Irrigation Plans to be
2. submitted on or before 7/1/94 for approval
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

9.  Dated: 4-28-94
Chairman

South Rim Architectural Control Committee ~~4/28/94~~
Architectural fee Pd
Engineering Compliance Letter Received 4-18 94 2/11/94