

FEE \$ 500

BLDG PERMIT NO. 49912

### PLANNING CLEARANCE

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

*TPP \$500*

*TPP refunded 1/95 P&E*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2326 1/2 South Rim Dr TAX SCHEDULE NO. 2945-083-19-002  
 SUBDIVISION South Rim Filing 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1856  
 FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER John A. Nelson NO. OF DWELLING UNITS  
Karen S. Nelson BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 3135 Lakeside Dr. #C  
 (1) TELEPHONE (303) 243-4038 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT SAME USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 1' DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE '' Residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE \_\_\_\_\_ Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or  
45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 20' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 10' 28' CENSUS TRACT 14 TRAFFIC ZONE 91

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature John A. Nelson Date 9-16-94  
 Department Approval Ronnie Edwards Date 9-21-94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 1858-S.P.P.F  
 Utility Accounting Millie Fowler Date 9-21-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

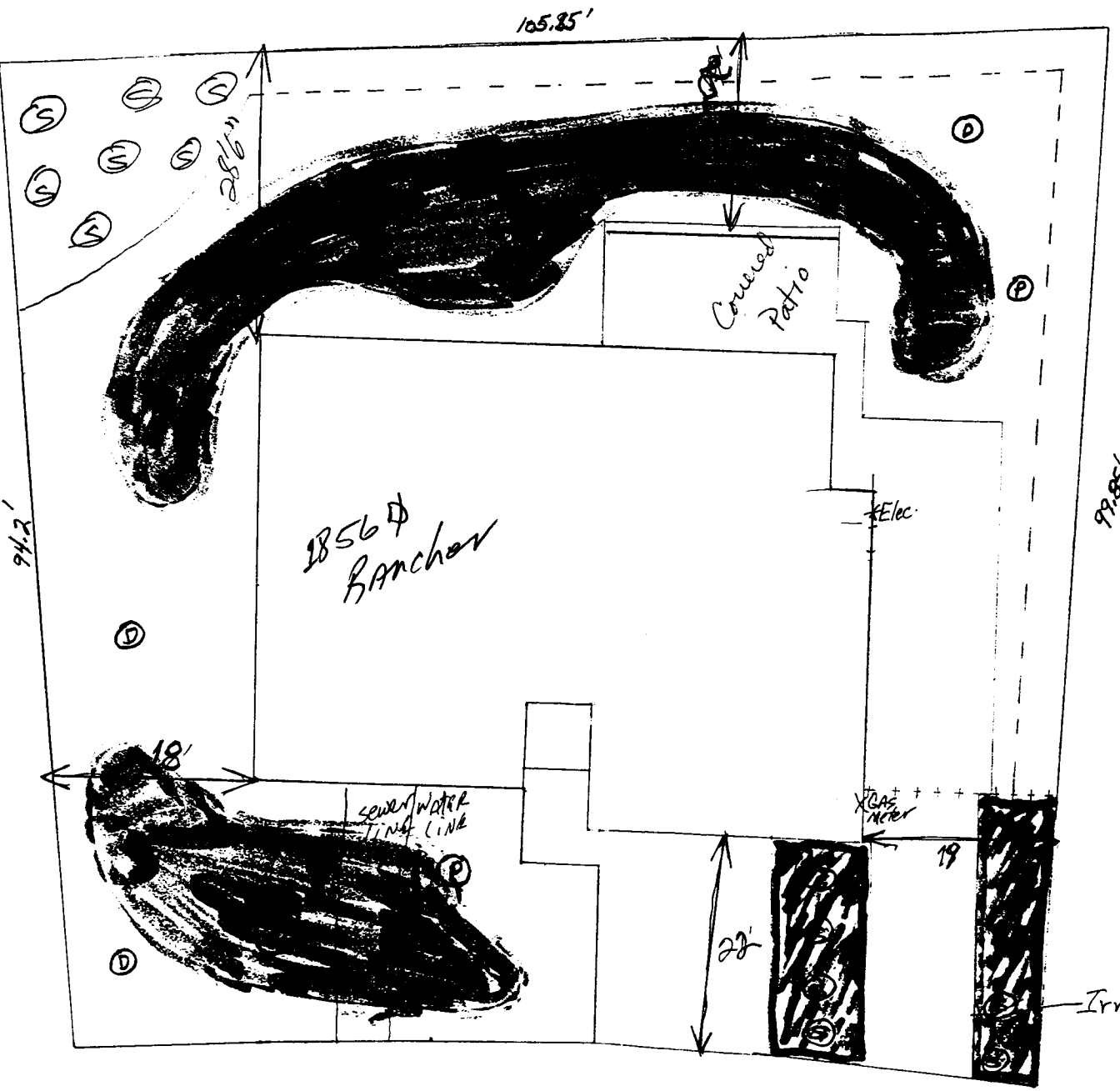
*Single Family*

LOT 2 BK 3 SOUTH RIM FILING No 1  
 SCALE 1" = 10'

- +++ 6' CEDAR FENCE
- OUTLINES RAISED PLANTING AREAS
- [Hatched Box] GRASS
- [Solid Box] CEMENT
- [Thick Line] ROCK
- [Dotted Area] MULCHED AREAS WITH FLOWER BED AND/OR SHRUBS NON-CONTINUOUS
- (P) PINE TREE
- (D) DESCIDUOUS TREE
- (S) SHRUB / PFITZER

John A Nelson  
 2326.5 South Rim Dr.  
 South Rim Sub.

ACCEPTED 9/21/94  
 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.



99.85'

Front

2856 Rancher

94.2'

105.85'

286'

19

22'

18'

Irrigation

Elec.

GAS

sewer/water line

Covered Patio

# SOUTH RIM SUBDIVISION

## Architectural Control Committee Application

Owner Name: JOHN NELSON

Address: 752 FOREMAN DRIVE, SUITE A

Phone: 225-4890 (office) \_\_\_\_\_ (home)

Submittal Date: 3.2.94 Estimated Construction Start Date \_\_\_\_\_

Pre-Construction Approval Date \_\_\_\_\_ Estimated Const. Complete Date \_\_\_\_\_

Final Completion Acceptance Date: Architectural \_\_\_\_\_ Landscape & Irr. \_\_\_\_\_

**Conditions of Approval:**

**Architectural Plans and Specifications:** .22' 0" AT THE GARAGE

1. FRONT SETBACK TO BE ~~05'~~ 05' INSTEAD OF ~~22'-0"~~ 22'-0" SHOWN
2. DRAINAGE TO BE NATURAL IN FRONT, DIVERST AROUND HOUSE <sup>IN TO FRONT</sup>
3. ROOF SHINGLES TO BE TANKED HERITAGE II SHADOW TONE, WEATHERED WOOD
4. PIELD COLOR TO BE SHERWIN-WILLIAMS "COAST POINT" (SW 2053)
5. TRIM COLOR TO BE SHERWIN-WILLIAMS "FORMER BROWN" (SW 2050)
6. NO ACCENT COLOR
7. BRICK TO BE DENVER BRICK "PRAIRIE GREY"
8. SIDING TO BE "DUTCH LAP" HARDBOARD 3 BOARD LOCK (5" PER BOARD) PER PANEL
9. TRIM MATERIAL ~~TRIM = PINE STRIP~~ WHITE MATERIAL SUBJECT TO APPROVAL OR REJECTION
10. APPROVAL CONDITIONED UPON CHANGES NOTED BY CONSTRUCTION
11. ~~AND DATED 9.12.94 REVISIONS TO THE SIDE AND FLOOR~~

REVISIONS

**AND ELEVATIONS INCLUDING "SUGGESTED IMPROVEMENTS" AND OTHER SUCH DRAWING.**

**Landscape and Irrigation Plans and Specifications:** Summit to re-submittal

1. LANDSCAPE PLAN W/ IRRIGATION SYSTEM TO BE SUBMITTED
2. PLAN TO INCLUDE PLAN NAME & SIZES BY 10-15-94
3. BASED ON PREUMINARY LANDSCAPE PLAN, AMOUNT OF CONCRETE DRIVES NEEDS TO BE REDUCED.
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. 2  
 Block No. 3

Application Fee Paid: \_\_\_\_\_  
 Engineering Compliance Letter \_\_\_\_\_

Sq. Ft. 1850  
 Estimated Price \_\_\_\_\_