

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51589

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

GJ2-6590-01 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 502 Dove Court TAX SCHEDULE NO. 2945-083-22-015
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2227
 FILING 2 BLK 3 LOT 15 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER MERRITT Const INC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 405 West MAYFIELD
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT MERRITT Sirbey USE OF EXISTING BLDGS 0
 (2) ADDRESS 405 West MAYFIELD DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-5164 250-1342 NEW Res.

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 PR 3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____ 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 Merritt Sirbey Date 3-22-95
 Department Approval Bonnie Edwards Date 3/30/95

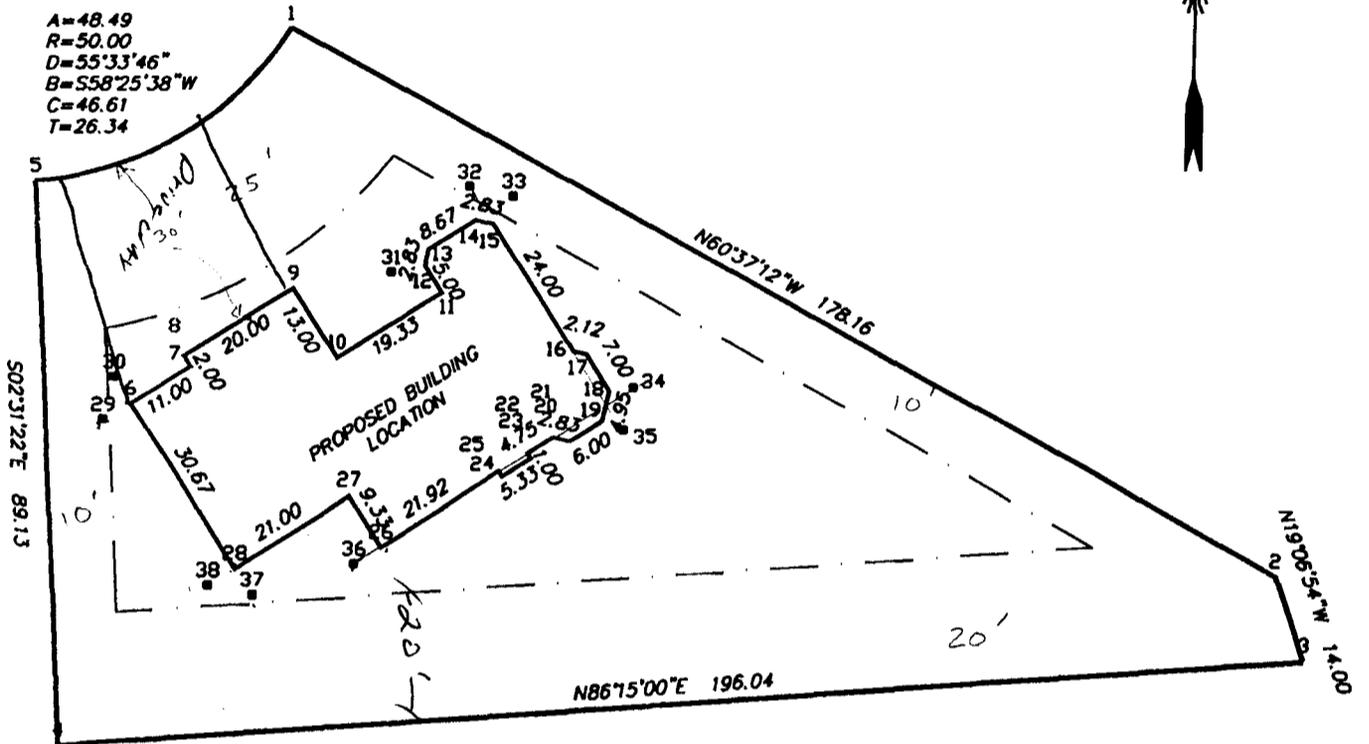
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8201-5/F
 Utility Accounting Miller Fowler Date 3-29-95

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)



A=48.49
 R=50.00
 D=55°33'46"
 B=S58°25'38"W
 C=46.61
 T=26.34

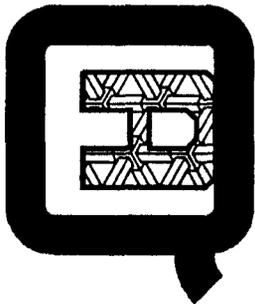
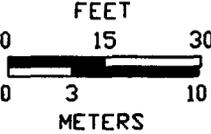


8 → 9 N 57 - 48 - 38 E
 28 → 6 N 32 - 11 - 22 W

ACCEPTED *Ronnie Edwards* 3/30/95
 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.

BUILDING LAYOUT

LOT 15, BLOCK 3, SOUTH RIM FILING NO. TWO

FOR: MERRITT CONST.	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: N/A/
SCALE: 		DRAWN BY: MEM
DATE: 3/24/95		ACAD ID: SR15
		SHEET NO.
		FILE: 95007

SOUTH RIM SUBDIVISION
Architectural Control Committee Application

Owner Name: Merritt Const Inc: John & Mary Chapman

Address: 502 Dove Court

Phone: 241-5164 (office) 250-1342 (home)

Submittal Date: 3-23-95 Estimated Construction Start Date 3-28-95

Pre-Construction Approval Date 3-23-95 Estimated Const. Complete Date Aug 1

Final Completion Acceptance Date: Architectural 3/23/95 Landscape & Irr. _____

Conditions of Approval:

Architectural Plans and Specifications:

1. Color's Body Dry Dock SW2022 Trim Canyon
2. WALL SW 2167 Accent Olympic Range SW 2385
3. Brick Morocco 427 DE
4. Singles Rustic slate
5. Building setback minimum #30ft from front property line
6. Siding Alpine Wood 5" Textured Lap Siding
7. Siding openings to be 16 inches
8. Attached drainage plane
9. Finished floor #28" above finished floor top of curb
10. _____
11. _____
12. _____

Landscape and Irrigation Plans and Specifications:

1. Landscape and Irrigation Plans not submitted; not approved
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

Approved for construction subject to the above conditions:

By: David Behrman
Chairman
South Rim Architectural Control Committee

Filing No. 2
Lot No. 15
Block No. 3

Application Fee Paid: 3/23/95
Engineering Compliance Letter _____

Sq. Ft. 2227
Estimated Price 198,000.00