

FEE \$ 10.00

BLDG PERMIT NO. 50913

TCP - ~~500.00~~
TCP refunded

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 516 Dove Court TAX SCHEDULE NO. 2945-083-22-027
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2047
 FILING 2 BLK 3 LOT 27 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Merritt Sixbey NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 405 West May Field
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-5164
 (2) APPLICANT same USE OF EXISTING BLDGS None
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ 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 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____ Parking Req'mt 2
 _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions ACC approval
 _____ received
 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 Sixbey Date 1-18-95
 Department Approval Marcia Babidcamp Date 1-18-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8068 - S/F
 Utility Accounting Millie Fowler Date 1-18-95

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)

SOUTH RIM SUBDIVISION
Architectural Control Committee Application

Owner Name: Merritt Const INC Merritt Sixbey

Address: 405 West MAYFIELD Drive

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

Submittal Date: 1/12/95 Estimated Construction Start Date 1-18-95

Pre-Construction Approval Date _____ Estimated Const. Complete Date 5-18-95

Final Completion Acceptance Date: Architectural 1/12/95 Landscape & Irr. _____

Conditions of Approval:

Architectural Plans and Specifications:

1. ROOF - HERITAGE II "RUSTIC SLATE"
2. EXTERIOR PAINT - KUAL - FIELD - SW2163 GOTHIC ROSE / TRIM - SW2165 RACOCO (3#15E)
3. ACCENT - SW2289 OLE PINK
4. BRICK - SUMMIT BRICK + TILE CO. - CHERRY BLOOM
5. 3.5' setback Front
6. SIDING - OMNIWOOD DOUBLE 5" TEXTURED LAP - 16' LENGTHS
7. Engineering letter to be submitted prior to Commencement Const.
8. _____
9. _____
10. _____
11. _____
12. _____

Landscape and Irrigation Plans and Specifications:

1. See Attached letter - Landscape Plans to
2. be submitted 30 days prior to
3. Certificate of occupancy if not sold
4. by this time.
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

APPROVED SUBJECT TO
CONDITIONS DATED 1/12/95
BY CHAIRMAN SOUTH RIM
ARCHITECTURAL CONTROL COMMITTEE

Approved for construction subject to the above conditions:

By: [Signature]
Chairman
South Rim Architectural Control Committee

Filing No. 2
Lot No. 27
Block No. 3

Application Fee Paid: 1/12/95
Engineering Compliance Letter _____

Sq. Ft. 2047
Estimated Price 179,000

