

FEE \$ 10.00

BLDG PERMIT NO. 51248

NO TCP

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



5002-6300-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 533 Heron Ct. TAX SCHEDULE NO. 2945-083-18-001  
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1836  
 FILING 1 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Alpine Meadows Dev. Corp. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1111 So. 12th St.  
 (1) TELEPHONE 245-2505 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Alpine CM, Inc. USE OF EXISTING BLDGS NA  
 (2) ADDRESS 1111 So. 12th St. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 245-2505 Single Family 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 PR 3.5 Maximum coverage of lot by structures -  
 SETBACKS: Front 20 from property line (PL) or  
- from center of ROW, whichever is greater Parking Req'mt 2 spaces  
 Side 10 from PL Rear 20 from PL Special Conditions -  
 Maximum Height 28ft. 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 [Signature] Date 2/21/95  
 Department Approval [Signature] Date 2-21-95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 8128  
 Utility Accounting Millie Souler Date 2-21-95

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: Alpine Meadows Development Corp  
Address: 1111 So 12<sup>th</sup> Street #850,  
Phone: 245-2505 (office) \_\_\_\_\_ (home)  
Submittal Date: 2/15/95 Estimated Construction Start Date 2/20/95  
Pre-Construction Approval Date 2/15/95 Estimated Const. Complete Date 6/1/95  
Final Completion Acceptance Date: Architectural 2/15/95 Landscape & Irr. \_\_\_\_\_

Conditions of Approval:

Architectural Plans and Specifications:

- 1) 1. All roof penetrations (Piping/Mechanical) shall be to the rear of the lot, whenever possible
- 2) 3. Roof: "Weatherwood" TAMKO, Heritage II
- 3) 4. Siding color, FACIA and Doffit and Accent Colors
- 4) 5. Not approved. Submit for Approval
- 4) 6. Change garage roof design from gable to hip
- 5) 7. as noted on revised approved plans
- 5) 8. Drainage Plan dated 2/15/95 approved
- 9) 9. Set back to be modified to min
- 9) 10. 20 set back on north Prop boundary to
11. accommodate R.V. location on South Side
- 12.

Landscape and Irrigation Plans and Specifications:

1. Landscape Plan and Irrigation to be re-submitted
2. to re-locate R.V. Storage to So. side of Garage
3. with at least 11 foot fence set back from
4. face of Garage
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.

Approved for construction subject to the above conditions:

By: [Signature]  
Chairman  
South Rim Architectural Control Committee

533 Heron Court

Filing No. 1  
Lot No. 1  
Block No. 2

Application Fee Paid: Pd 2/15/95

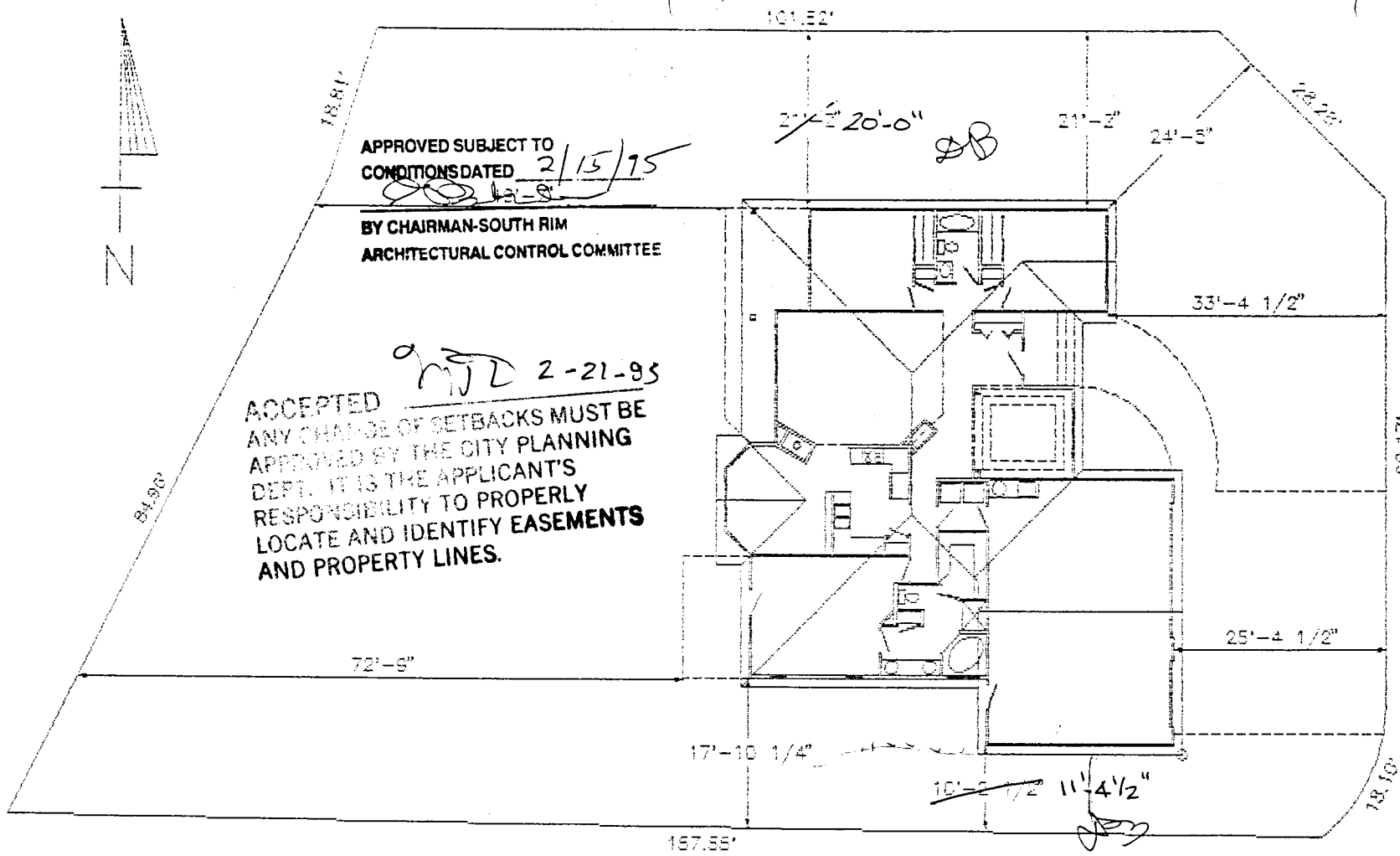
ENGINEERING COMPLIANCE LETTER

See Plan adopted 2/15/95

Sq. Ft. 1837  
3 Car Garage (720)

House For: Chuck & Becka Cutts 3/10/94

SOUTH RIM DRIVE



APPROVED SUBJECT TO  
CONDITIONS DATED 2/15/95

BY CHAIRMAN-SOUTH RIM  
ARCHITECTURAL CONTROL COMMITTEE

ACCEPTED 2-21-95  
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.

HERON COURT

### SITE DRAWING

CUTTS RESIDENCE

LOT 1, BLOCK 2, SOUTH RIM FILING NO. 1  
533 HERON CT., GRAND JUNCTION, CO 81503

SCALE: 1" = 15'

2/15/95