

FEE \$ 10<sup>00</sup>  
 TCP \$ 55.26

BLDG PERMIT NO. 55197

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

3028-6560-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 630 Pagosa Ct TAX SCHEDULE NO. 2943-063-17-008  
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1996<sup>4</sup>  
 FILING 1 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER David Hoffman NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2333 Sunda  
 (1) TELEPHONE 250-0723 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS -  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ New Single Family House

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 R8F-5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' & 25' from Hawthorne from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL  
 Maximum Height \_\_\_\_\_  
 CENS.T. 10 T.ZONE 22 ANN# \_\_\_\_\_

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).

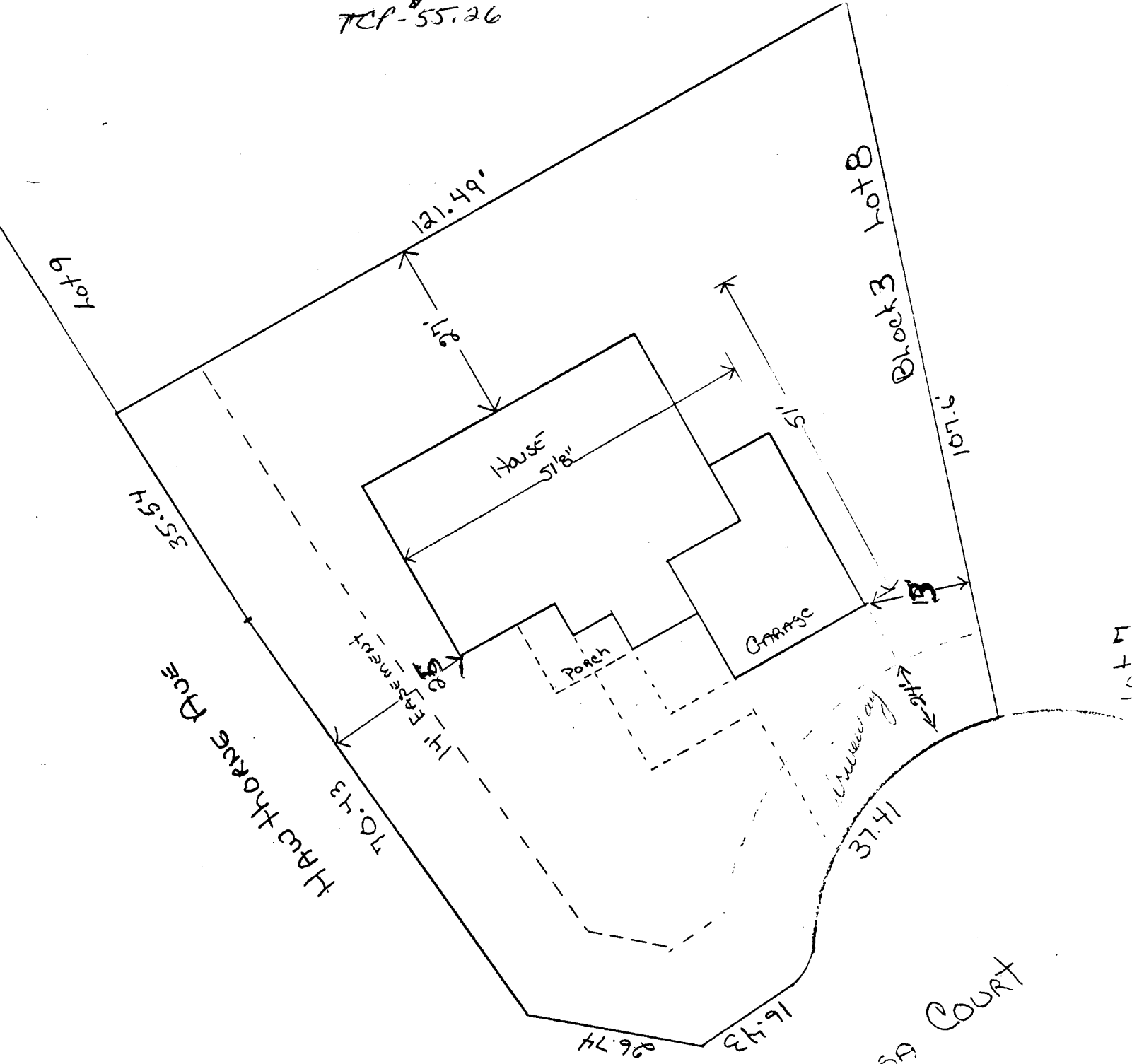
Applicant Signature David Hoffman Date 2-26-96  
 Department Approval Lonnie Edwards Date 2-28-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8978-S/F

Utility Accounting Melba Fowler Date 2-28-96

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

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



Driveway Location O.K  
 of Don Heaton  
 2-26-9

630-PAGOSA COURT  
 ACCEPTED Linn 2/26/90  
 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.

# Wilson Ranch Homeowners Association

747 Corral Drive, Grand Junction, CO 81505

## ARCHITECTURAL CONTROL COMMITTEE APPLICATION FOR APPROVAL

Street Address: 731 RANCH ROAD

Lot 7 Block: 4 Filing No. 3

Owner: STEVE FLEMING AND PAUL BIRD

Contractor: DAVID HOFFMAN

Address: 2333 SUNDIAL ROAD

Phone: \_\_\_\_\_ (Home) 241-3939 \_\_\_\_\_ (Work) 242-0955 \_\_\_\_\_ (Fax)

Submittal Date: FEBRUARY 13, 1996

Estimated Construction Start Date: MARCH 1, 1996

Estimated Construction Completion Date: MAY 1, 1996

Estimated Market Price: \$ 100,000

**SUBMITTAL REQUIREMENTS:** (Items 1, 2, 3, 4, & 5 need to be in duplicate) Check-off items.

       1. Plot/Site Plan (with the following information)

A. Lot, Block & Filing No.

B. Address

C. Setbacks (fill-in with the shortest distance between a property line and the exterior wall closest to that property line):

	<u>Dwelling</u>	<u>Accessory</u>
Front:	<u>24</u> feet	_____ feet
Left Side:	<u>10</u> feet	_____ feet
Rear:	<u>28</u> feet	_____ feet
Right Side:	<u>16</u> feet	_____ feet

       D. Site Grading/Drainage

       E. First (Main) Floor height in relation to top of existing street curb 2 feet

       F. Driveways and walks location

       2. Architectural Drawings (1/8" or 1/4" = 1'-0") with the following information:

       A. Floor plans with overall dimensions (fill-in the square foot areas):

First Floor:	<u>1408</u>
Second Floor:	_____
Other:	_____
Total Area:	<u>1408</u>
Garage:	<u>440</u>

B. Roof plan indicating all roof pitches and location of roof mounted equipment (fill-in the following roofing information and submit a sample of the actual roofing material):

Manufacturer: TAMICO

Product Name: 20 YEAR

Product Color: DRIFTWOOD

Building Height (measured from First Floor to highest ridge or peak): 16'6" feet

       C. Building Elevations indicating mounted mechanical equipment below and submit samples of attached color sample board

Masonry Material: \_\_\_\_\_

Product Manufacturer: \_\_\_\_\_

Product Name: \_\_\_\_\_

Percent of coverage: \_\_\_\_\_

Stucco Material: \_\_\_\_\_

Product Manufacturer: \_\_\_\_\_

Product Name/Color: \_\_\_\_\_

Siding Material: \_\_\_\_\_

Siding Color: \_\_\_\_\_

Paint Manufacturer: \_\_\_\_\_

Trim Material: \_\_\_\_\_

Trim Color: \_\_\_\_\_

Paint Manufacturer: \_\_\_\_\_

Accent Color: \_\_\_\_\_

Paint Manufacturer: \_\_\_\_\_

       3. Engineering Compliance Letter (m)

       4. Landscape/Irrigation Plan

       A. Planting Plan (Indicate area)

       B. Plant Schedule

       C. Irrigation Sprinkler Plan with System requirements: 40#  
10 g

       D. Ground Cover Material (wit

       E. Fences

       F. Other Site Improvements (v

       5. Remodel and Additions (submit dr

       6. Color Sample Board (Attached)

Applicant's Signature: Steve

5/12 pitch

EXTERIOR COLORS

BODY

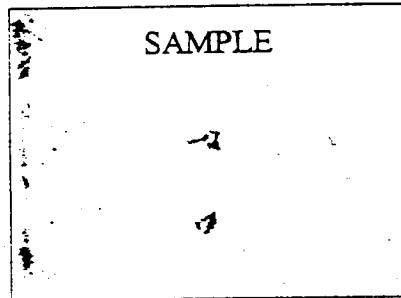
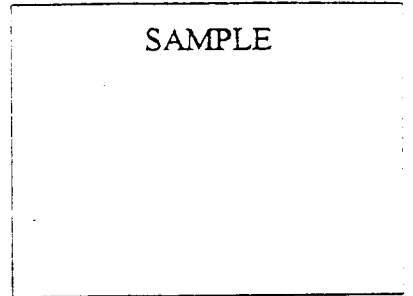
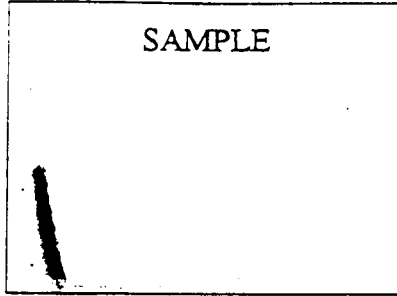
TRIM

ACCENT

Manufacturer  
Number  
Name

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Windows, exterior materials, location of roof height, etc. (Fill-in the following information and roofing materials, siding and trim colors on the



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No. \_\_\_\_\_

ASONTITE Width inches 16  
UMU No. SW2277  
HERWIN WILLIAMS

4X4 DIMENSIONAL LUMBER  
TEELY GREY No. SW2120  
HERWIN WILLIAMS

No. \_\_\_\_\_

on the Foundation Plan or in letter form.)

BRICK/STONE/STUCCO

ROOFING MATERIAL

Manufacturer \_\_\_\_\_  
Color/Name \_\_\_\_\_

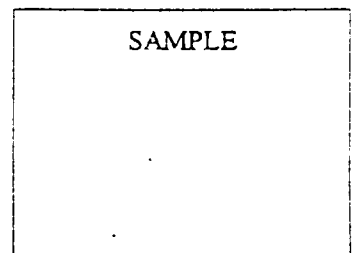
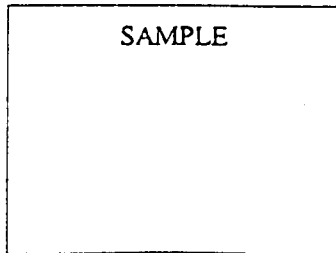
Manufacturer \_\_\_\_\_  
Color/Name \_\_\_\_\_

rub beds, etc.)

S.P.M.  
with 1" feeder line  
minute per zone maximum  
(r)

decks, lighting, etc.)

setbacks, and provide exterior materials list.)



Approved:

*Hope you might reconsider the pitch to 6/12 to blend in.*

*Richard Green*  
Wilson Ranch Architectural Control Committee

Date:

*2/20/96*

Date:

*2/12/96*