

FEE \$	10.5
TCP \$	500.

BLDG PERMIT NO. 64258

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 422.5 Prospectors Point #6 TAX SCHEDULE NO. 2945-174-29-168
 SUBDIVISION Columbine Village (Ridge) SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2252 (garage) 428
 FILING # 6 BLK 9 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Ted Munkres NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 121 Chipeta Ave. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-0929 USE OF EXISTING BLDGS _____
 (2) APPLICANT Aqlet, Inc. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 121 Chipeta Ave. _____
 (2) TELEPHONE 242-6200 Single family home

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-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 10' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 * ~~10'~~ measured to foundation wall. Special Conditions bdg separation determined
 Side 0-10' from PL Rear 10' from PL by bldg code. Roof drainage cannot
 Maximum Height 25' drain onto adjacent property.
 CENS.T. _____ T.ZONE _____ ANN# _____

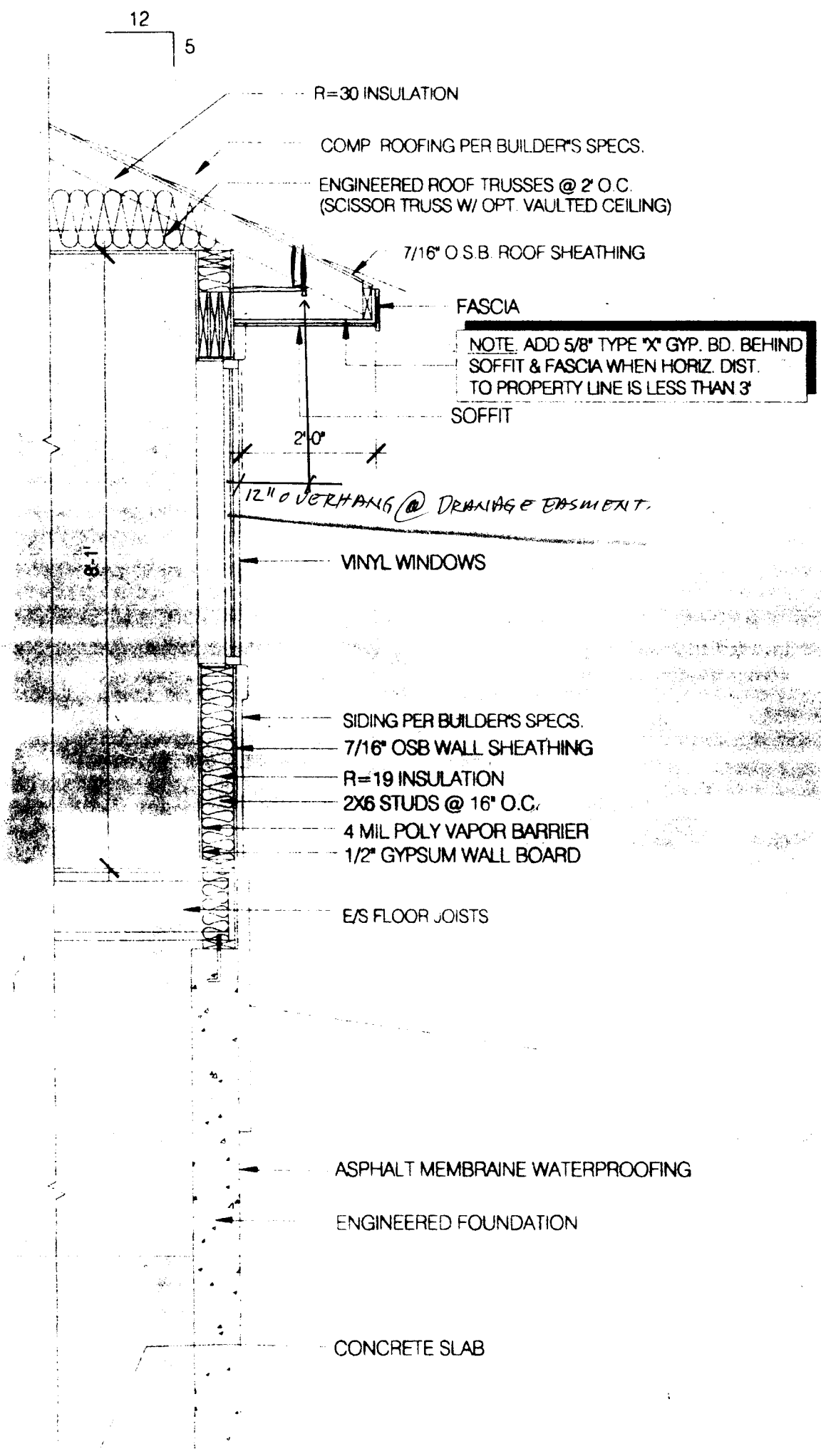
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 [Signature] Date 3/9/98
 Department Approval [Signature] Date 3-13-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. PL 7013.5 N 7334
 Utility Accounting [Signature] Date 3/13/98

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)



Pd 500

► APPROVAL FOR BUILDING PERMIT ◀
Ridges Architectural Control Committee (ACCO)

Job No. CV-6
 Builder or Homeowner
FreeStyle, INC.
 Ridges Filing No. 6
 Block 9 Lot 6 - CV 6
 Pages Submitted _____
 Date Submitted _____

A - Approved
 NA - Not Approved

SITE PLAN

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Front setback (20'-0" minimum) <u>10'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Rear setback (10'-0" minimum) <u>10'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Side setbacks (10'-0" minimum "B" and "C" lots) <u>3'</u>
<input type="checkbox"/>	<input type="checkbox"/>	Square Footage <u>1348 Main 904 Base 428 Garage</u>
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks <u>CONC</u>
<input type="checkbox"/>	<input type="checkbox"/>	Driveway (asphalt or concrete) <u>CONC</u>
<input type="checkbox"/>	<input type="checkbox"/>	Drainage _____
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping _____

NOTE: Driveway shall be constructed of asphalt or concrete and shall extend to street paving with a 12" minimum drainage pipe extended 2'-0" minimum each side of driveway.

NOTE: All drainage shall be directed away from the foundation and disposed of without flowing onto adjacent lots.

NOTE: Water meter and irrigation riser must not be disturbed without permission of Ridges Metropolitan District.

EXTERIOR ELEVATIONS

<input type="checkbox"/>	<input type="checkbox"/>	Height (25'-0" maximum) <u>17</u>
<input type="checkbox"/>	<input type="checkbox"/>	Roof - Material <u>Comp</u> Color <u>GRAYSTONE</u>
<input type="checkbox"/>	<input type="checkbox"/>	Trim - Color <u>TAN</u>
<input type="checkbox"/>	<input type="checkbox"/>	Siding - Material <u>H.T.S.</u> Color <u>GRAY.</u>
<input type="checkbox"/>	<input type="checkbox"/>	Material <u>BRICK.</u> Color _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick - Color <u>GRAY.</u>
<input type="checkbox"/>	<input type="checkbox"/>	Stone - Color _____
<input type="checkbox"/>	<input type="checkbox"/>	Balcony <u>RW</u>
<input type="checkbox"/>	<input type="checkbox"/>	Porches or patios _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____

NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material.

APPROVED SUBJECT TO:

NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or conformance to all applicable codes.

APPROVED Ridges Architectural Control Committee

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.
 NOTE: ACCO makes no judgement on foundation design.

Signature below, builder or owner guarantees that improvements will be constructed as shown on this form and on building plans that were submitted, including plot plan, landscaping, and drainage plan.

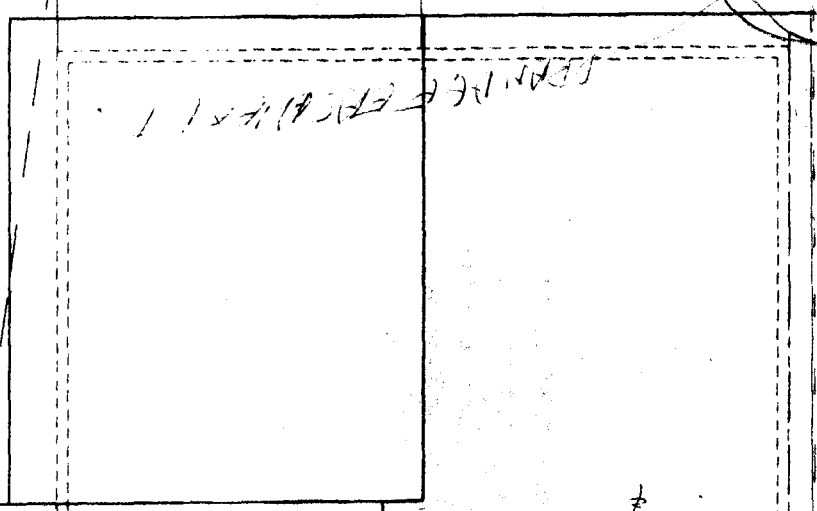
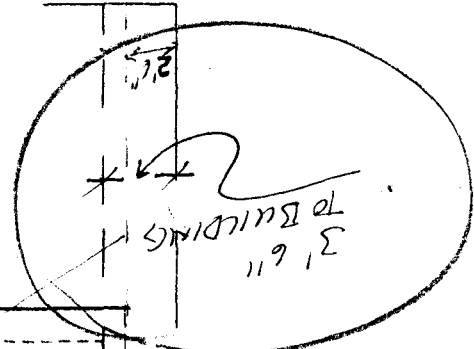
RIDGES Architectural Control Committee
 By [Signature]
 By [Signature]

Builder/Realtor/Homeowner
 By FreeStyle, INC.
 Date 9-10-97

RE 3" GYP. BD. BEHIND
WHEN HORIZ. DIST.
IS LESS THAN 3"

PROPERTY LINE

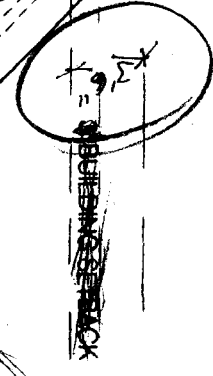
35'
S 21° 02' 25" W



S 61° 16' 37" E
88.83'

S 69° 00' E
04.57'

3' BUILDING SETBACK



10' BUILDING SETBACK

39.64'
S 29° 40' 59" W

DRIVEWAY LOCATION
O.K.
Kl Ashbeck
(PRIVATE STREET)