

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. U-588

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 382 W. Valley Circle TAX SCHEDULE NO. 2945-201-02-016  
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 232  
 FILING 4 BLK 8 LOT 14 B SQ. FT. OF EXISTING BLDG(S) 1320  
 (1) OWNER Ken & Diane Dybstra NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 382 W. Valley Circle  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT same USE OF EXISTING BLDGS Home  
 (2) ADDRESS ↓ DESCRIPTION OF WORK AND INTENDED USE: enclose  
 (2) TELEPHONE ↓ Sides w/ Framing & Windows - Living Space

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 20' from property line (PL) Parking Req'mt —  
 or — from center of ROW, whichever is greater  
 Side 10' from PL Rear 10 from PL Special Conditions ACCO approval  
 Maximum Height 28' required before building.  
 CENSUS 1401 TRAFFIC 96 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 Ken Dybstra Date 3-24-98  
 Department Approval Ronnie Edwards Date 3-31-98

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —  
 Utility Accounting Debi Overholt Date 3/31/98

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

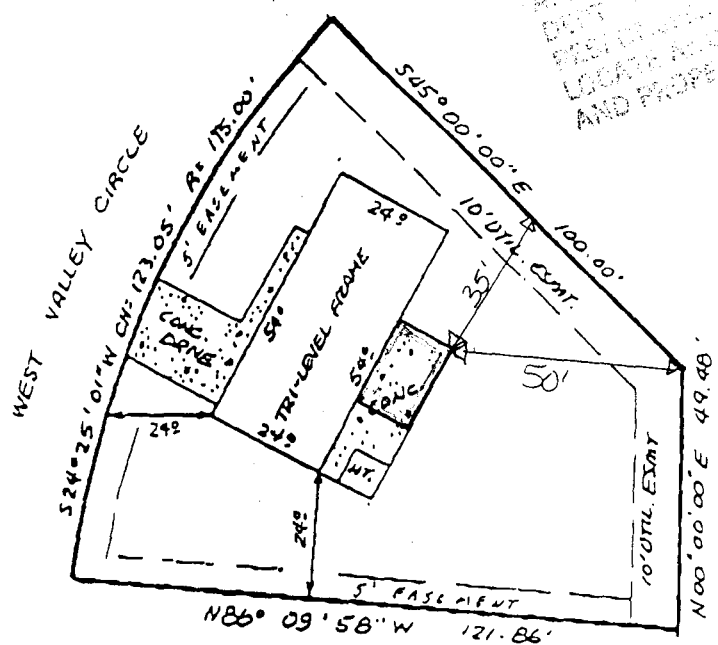
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

UNCONVEYED SURVEY  
382 WEST VALLEY CIRCLE, GRAND JUNCTION,

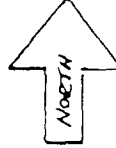
LOT 14B IN BLOCK 8 OF THE RIDGES, FILING NO. 4,  
MESA COUNTY, COLORADO.

Western Colorado Title 93-8-61M  
Dykstra Acct.

*Ronnie 3/31/98*  
ACCEPTED  
ANY CONVEYANCE INSTRUMENT BE  
APPROVED BY THE COUNTY CLERK  
DO NOT RELY ON THIS SURVEYING  
EASEMENT TO DETERMINE  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



SCALE: 1"=30'



ZONE X Panel No. 080115 0460 B July 15, 1992


NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.  
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR  
Directors Mortgage, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY  
PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER  
FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED  
PARCEL ON THIS DATE 9/2/93 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE  
BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE  
DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND  
THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART  
OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

*Kenneth L. Glenn*  
KENNETH L GLENN R.L.S.12770



**SURVEYIT**

PHONE: 303-248-3777 FAX: 241-4847  by GLENN

MAILING:  
2004 NORTH 12TH  
SUITE 7  
GRAND JUNCTION, CO. 81501

SURVEYED BY:	<i>K G</i>	DATE SURVEYED:	
DRAWN BY:	<i>L T</i>	DATE DRAWN:	
REVISION:		SCALE:	1" = 30'

**> APPROVAL FOR BUILDING PERMIT >**  
**PINE TERRACE ARCHITECTURAL CONTROL**  
**RIDGES**

Owner: Ken & Diane Dystra  
 Address: 382 W. Valley Circle  
 Phone: 241-2911  
 Property Address: 382 W. Valley Circle  
 Legal: \_\_\_\_\_  
 A -Approved  
 NA -Not Approved

Builder:	_____
Address:	_____
Phone:	_____
Workers Comp. Certificate	<input type="checkbox"/>
Liability Insurance	<input type="checkbox"/>
Insurance Certificate Attached	<input type="checkbox"/>
License #:	_____

**SITE PLAN (see Covenants)**

A	NA	
<input type="checkbox"/>	<input type="checkbox"/>	Front setback (25' 0" minimum) _____
<input type="checkbox"/>	<input type="checkbox"/>	Rear setback (25' 0" minimum) _____
<input type="checkbox"/>	<input type="checkbox"/>	Side setbacks (15' 0" minimum "B" and "C" lots) _____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	Square Footage (1600 minimum) _____
<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks _____
<input type="checkbox"/>	<input type="checkbox"/>	Driveway (concrete) _____
<input type="checkbox"/>	<input type="checkbox"/>	Drainage (show on plat plan) _____
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping _____
		_____
		_____

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 Pine Terrace Homeowners Association..

**EXTERIOR ELEVATIONS**

<input type="checkbox"/>	<input type="checkbox"/>	Height (25' 0" maximum) _____
<input type="checkbox"/>	<input type="checkbox"/>	Roof - Material _____ Color _____
<input type="checkbox"/>	<input type="checkbox"/>	Trim - Color _____
<input type="checkbox"/>	<input type="checkbox"/>	Siding - Material <u>SAME AS HOUSE</u> Color <u>SAME</u>
		Material _____ Color _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick - Color _____
<input type="checkbox"/>	<input type="checkbox"/>	Stone - Color _____
<input type="checkbox"/>	<input type="checkbox"/>	Balcony _____
<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:

APPROVED Ridges Architectural  
Control Committee

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

NOTE: ACCO makes no judgment on foundation design.

By 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, drainage, front, rear, side, elevations and roof plans.

RIDGES  
 Pine Terrace Architectural Control Committee  
 By [Signature]  
 By LEO GARRET } BY Home.  
C. W. PARE }

Builder/ Homeowner  
 By [Signature]  
 By \_\_\_\_\_