

FEE \$	10.00
TCP \$	500.00
SIF \$	0

PLANNING CLEARANCE

BLDG PERMIT NO. 46957

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

*Bldg. permit
hold placed
10/3 - v w/
Tricia - road base concerns*

*agreement
attached*

BLDG ADDRESS 2399 MAKIPOSA Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 3871 sq'

TAX SCHEDULE NO. 2945-201-11-008 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION RIDGES TOTAL SQ. FT. OF EXISTING & PROPOSED 3871 sq'

FILING 3 BLK 19 LOT 8B NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER OSTEN ANITA AXELSSON NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS TUTCH 34196 JUNGBY SUBDIV USE OF EXISTING BUILDINGS N/A
SUBDIV 011-46-372-43028

(1) TELEPHONE U.S. 970 434-9670 DESCRIPTION OF WORK & INTENDED USE RESIDENTIAL

(2) APPLICANT TOBY AXELSSON TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 388 DEY FORK WAY G.3 81504

(2) TELEPHONE 970 434-9670

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 25' Special Conditions ACCO approval req'd

CENSUS _____ TRAFFIC _____ ANNEX# _____
driveway improvements required prior to final inspection

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

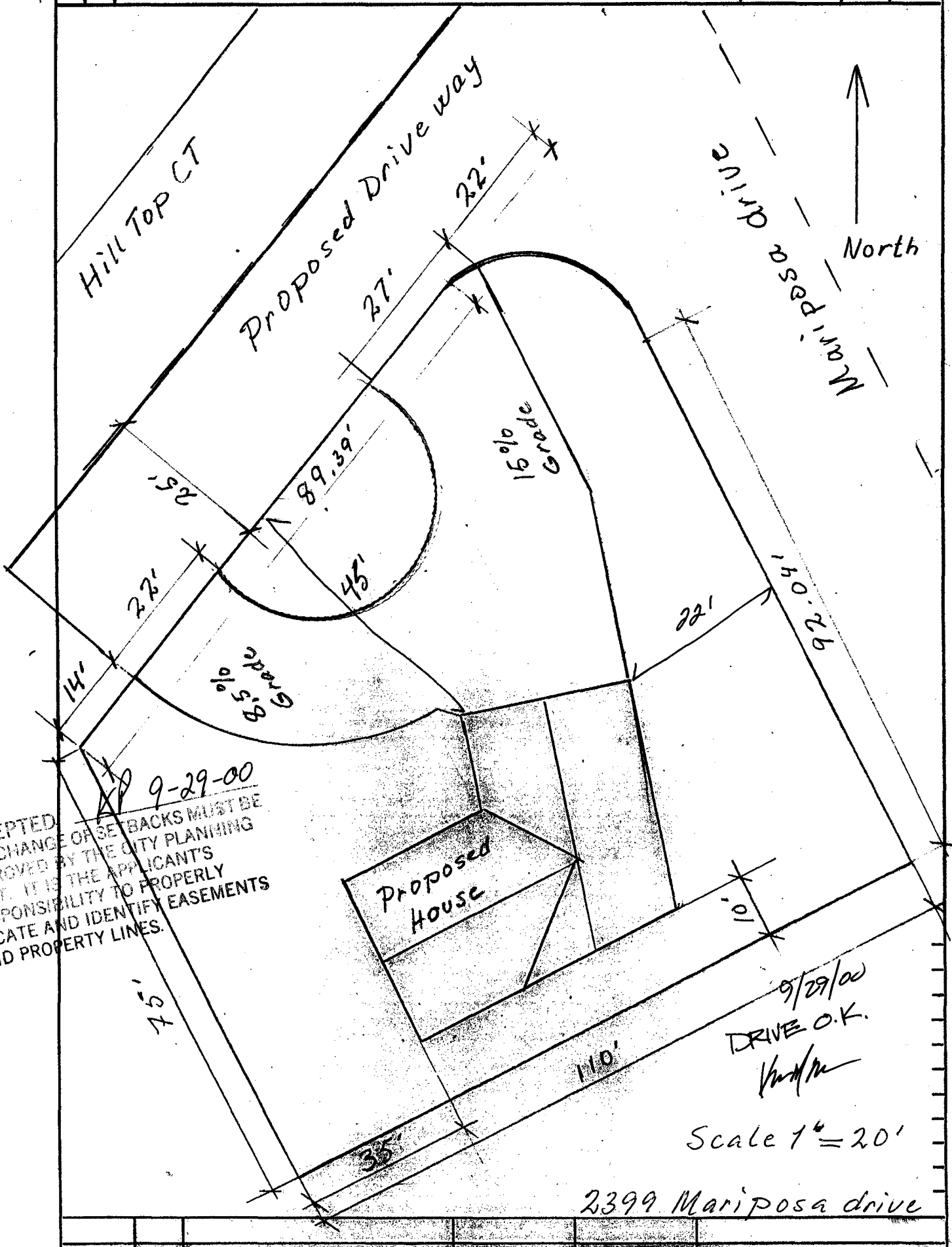
Applicant Signature [Signature] Date 9/6/00

Department Approval [Signature] Date 9-29-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13424</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>9/29/00</u>

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)

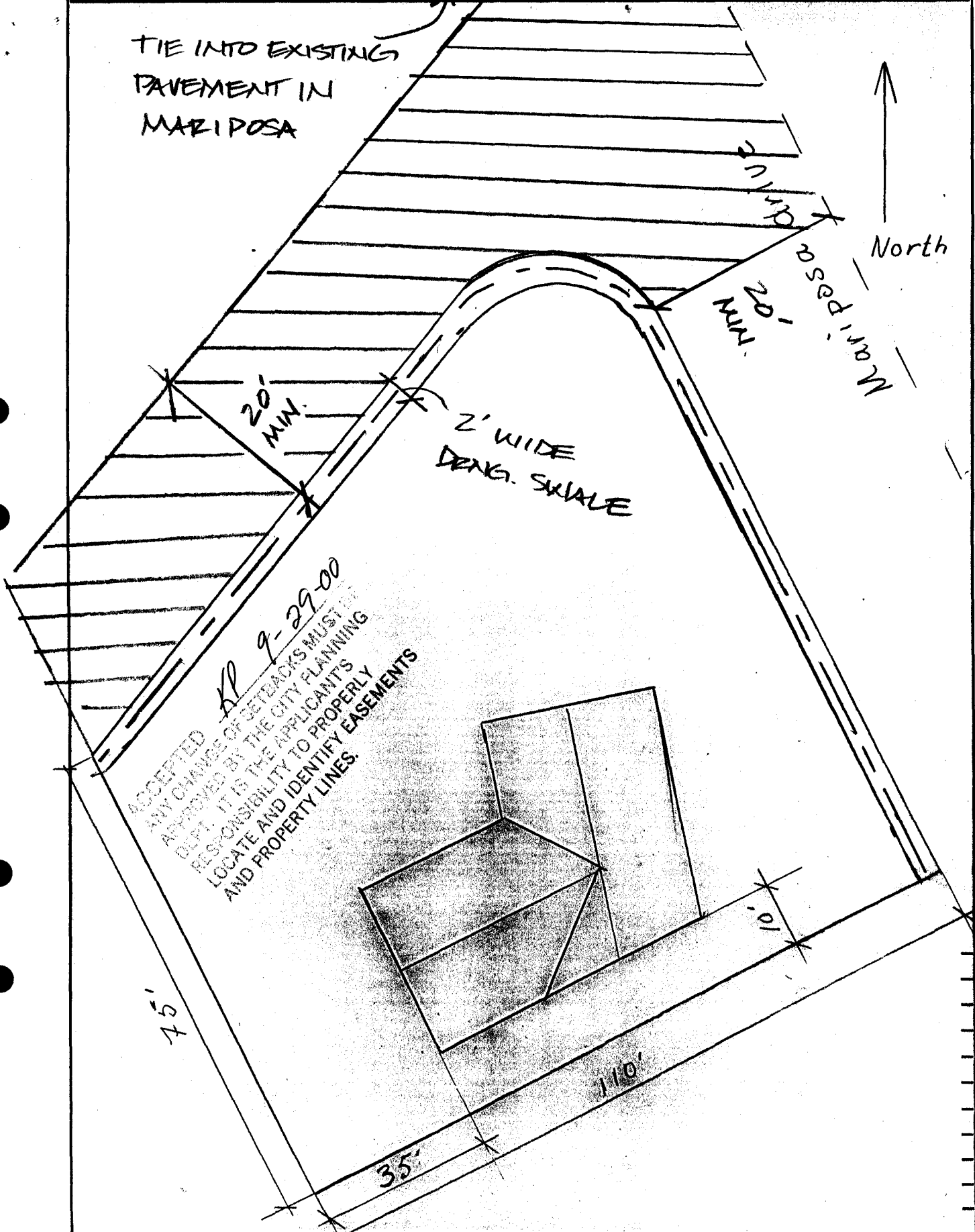


9-29-00
 ACCEPTED
 ANY CHANGE OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

9/29/00
 DRIVE O.K.
 [Signature]

Scale 1" = 20'

2399 Mariposa drive



Det.-nr	Ant.	Benämning			Material	Skala	Anm.	
Konstr.	Ritad	Kop.	Kontr.	Stand.	Godk.	1" = 20'	Erstatter	Erstätt av
	OA							Dat. 00.08.11
Östen L. Axelsson		2399 Mariposa Drive				Ritn.-nr MPD 04		
Toby 986-5771								



Approved
Not Approved

Phone 434-9670
RECEIVED
Tel. Mub...

Ridges Filing No. Three
Block 19 Lot 8 B
Pages Submitted _____
Date Submitted _____

SITE PLAN

- A
- NA
-
-
-
-
-
-
-
-

Front setback (20'-0" minimum) 45'

Rear setback (10'-0" minimum) 10'

Side setbacks (10'-0" minimum "B" and "C" lots) 35'

Square Footage 1590

Sidewalks concrete

Driveway (asphalt or concrete) -"-

Drainage see plan

Landscaping natural vegetation
no irrigation

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.

TERIOR ELEVATIONS

Height (25'-0" maximum) 25'

Roof - Material Shingle Color Hazel Green (Sample)

Trim - Color Stucco

Siding - Material -"- Color Sage (Sample)

Material University Color (Sample)

Brick - Color Rustic Southern Ledge stone (-")

Stone - Color Rustic Southern Ledge stone

Balcony _____

Porches or patios Redwood or Cedar light brown

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: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

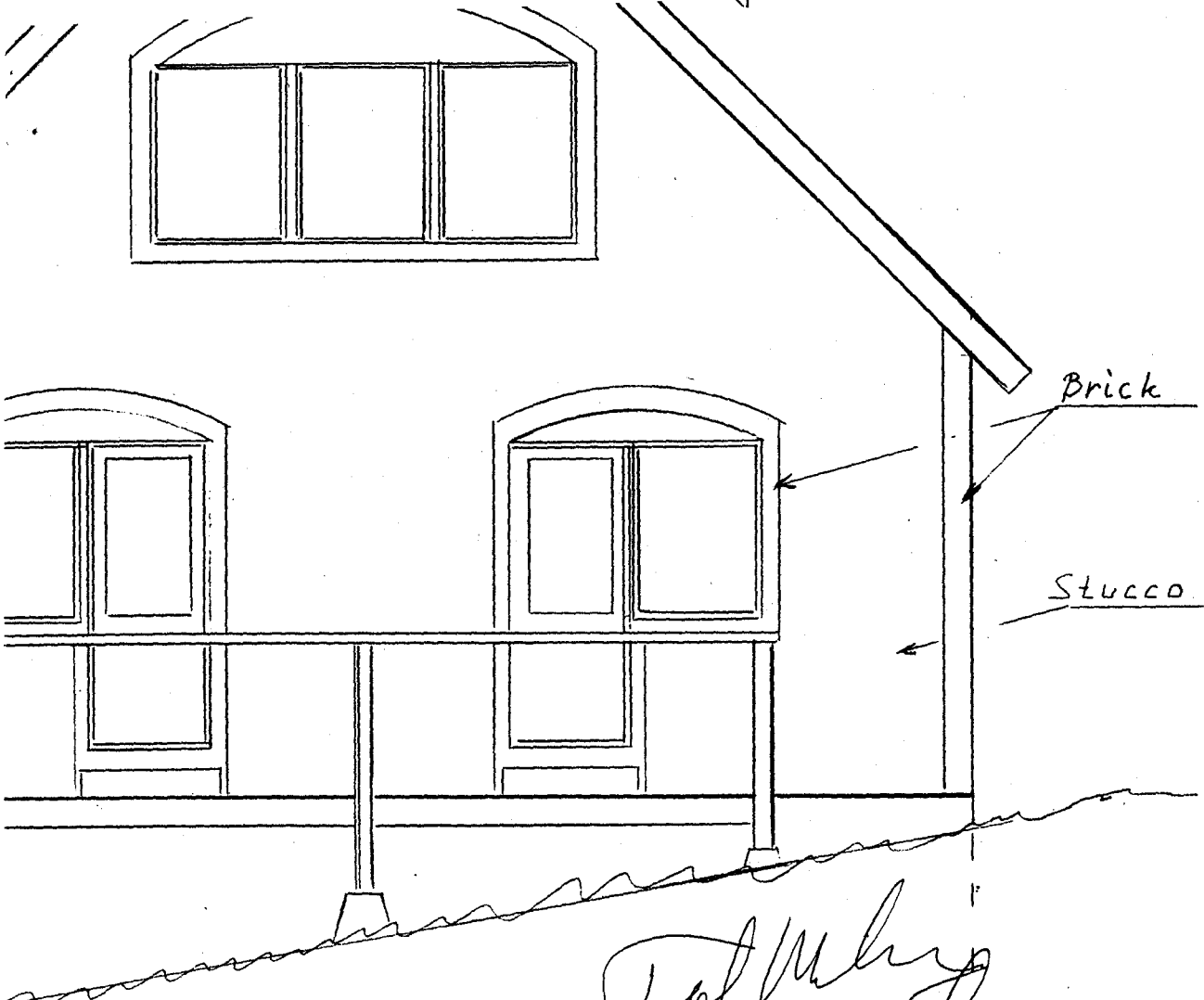
NOTE: ACCO makes no judgement on foundation design.

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

Ridges Architectural Control Committee _____
 Builder/Realtor/Homeowner _____
 By _____
 Date _____

Tel. Mub... *J. Carlsted*

rth



John M. King
J. Carlsson
APPROVED Ridges Architectural
 Control Committee *Carlsson*

27'8"

NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or performance of the building codes.

RIGHT SIDE ELEVATION

Det.-nr	Ant.	Benämning			Material	Mod.-nr Ämne Dimension	A n m.	
Konstr.	Ritad	Kop.	Kontr.	Stand.	Godk.	Skala	Ersätter	Ersatt av
OA	OA					1/4" - 1'		
Osten L. Axclsson 388 Dry Fork Way Gr. Jet. 434-9670			2399 MARIPOSA DRIVE					000803
							Ritn.-nr	MPD-01

A. AC221

08.11

0914

Agreement for Use of a Portion of the Right-of-Way Known as Hill Top Court and Mariposa Drive, Adjacent to 2399 Mariposa Drive

Osten and Anita Axelsson
388 Dry Fork Way
Grand Junction, Colorado

1967076 10/02/00 0220PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00

Regarding: 2399 Mariposa, Parcel #2945-201-11-008

By signing below, you will be agreeing to the following terms:

-The Petitioner's use of the right-of-way is non-exclusive. The City of Grand Junction, on its behalf and on behalf of the Public Utilities, reserves and retains the right to utilize all or any portion of the right-of-way at any time and for any purpose, even if such use results in the damage, destruction or removal of any improvements installed by the Petitioners;

-The City of Grand Junction shall not be held liable for any loss, damage, destruction or removal of any improvements installed by the Petitioners or any other property of the Petitioners or any other party, as a result of the Petitioner's occupancy, possession or use of the right-of-way or as a result of any City activity, including the removal of any improvements installed by the Petitioners;

-The City of Grand Junction, its officers, employees and agents, shall not be held liable with respect to any claim or cause of action, however stated, arising out of or in any way related to the Petitioner's use of the right-of-way.

-The Petitioner agrees to improve that portion of the right-of-way to the City of Grand Junction's minimal standards as specified by the attachment "A".

Osten Axelsson *Anita K. Axelsson*
Osten Axelsson Anita Axelsson

9/29/00
Date

Christine English
Notary My commission expires 2/2/06



Exhibit A

- 1) Partial ½ street improvements along both the Mariposa Drive and Hilltop Court frontages must be completed before a Planning Clearance will be issued for home construction. ½ street improvements shall include 20' of Class 6 Aggregate Base Course and a roadside swale to collect and convey runoff (the base course shall be a minimum 6" in depth and shall be graded to provide a minimum 2% cross slope). ½ street improvements shall extend from the existing edge of asphalt within Mariposa Drive, southeast to the E.C.R. in the southwest corner of the Mariposa Drive / Hilltop Court intersection, and then continue southwest to the southern property line adjacent to Hilltop Court.