

FEE \$	10.00
TCP \$	—
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PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

New Home
BLDG PERMIT NO. 74027



Your Bridge to a Better Community

ACCO Required

BLDG ADDRESS 531 S. Teal SQ. FT. OF PROPOSED BLDGS/ADDITION 3090
 TAX SCHEDULE NO. 2945-083-18-007 SQ. FT. OF EXISTING BLDGS 0
2945-083-18-008
 SUBDIVISION South River TOTAL SQ. FT. OF EXISTING & PROPOSED 3090
 FILING 1 BLK 2 LOT 738 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Grand Ridge Properties
 (1) ADDRESS 3032 E-70 Bus Loop USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032 E-70 Bus Loop Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-4616 Manufactured Home (HUD)
 Other (please specify) _____

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 3.5 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 20' from PL Parking Req'mt 2
 Maximum Height 28' Special Conditions _____
 CENSUS 1401 TRAFFIC 96 ANN# _____

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).

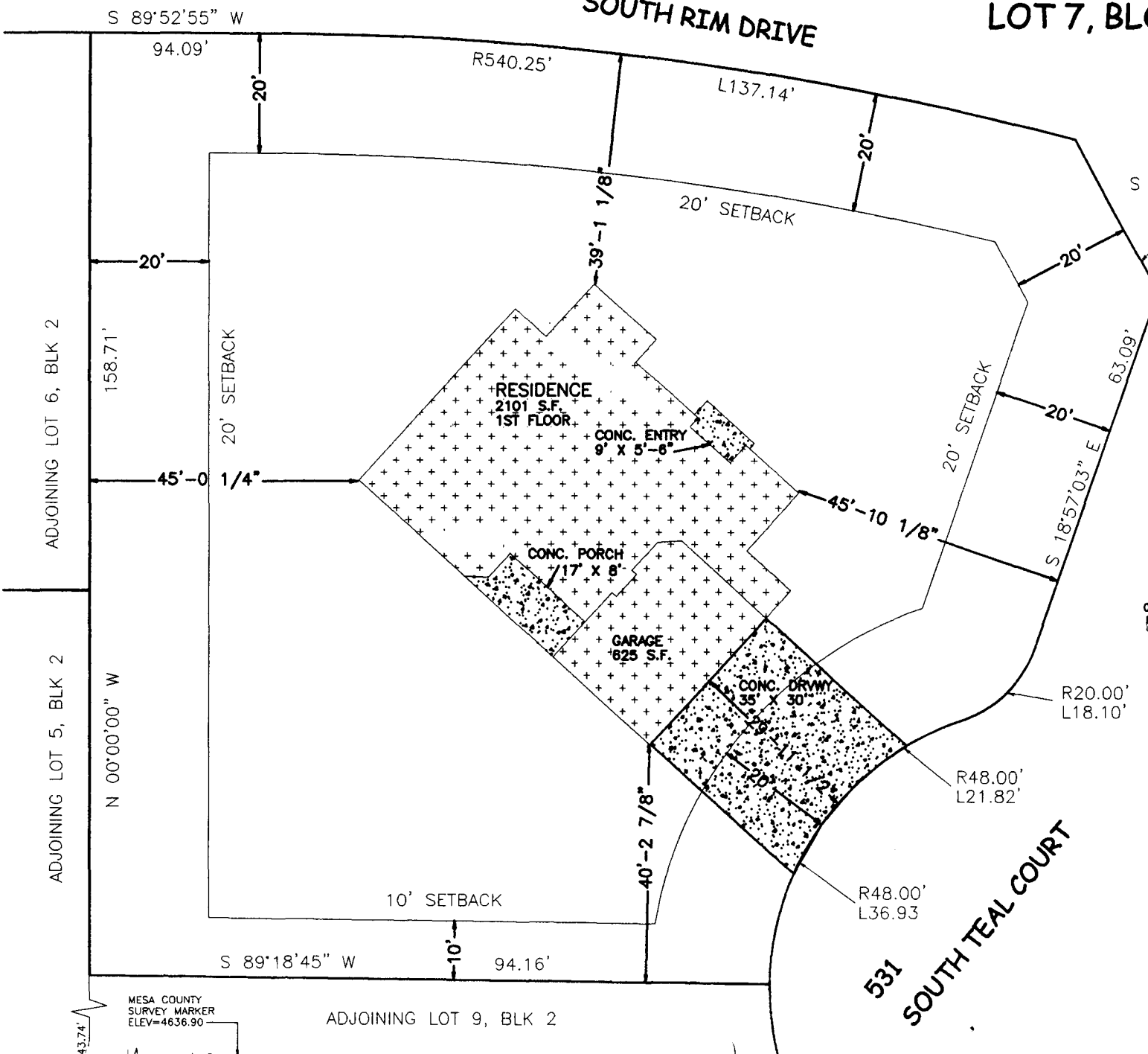
Applicant Signature James A. Embury Date 3-2-2000
 Department Approval Mike Morgan Date 3/2/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>1401</u>
Utility Accounting	<u>1644</u>	Date	<u>3/2/00</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)

SOUTH RIM LOT 7, BLOCK 2



ACCEPTED
 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.



DRIVEWAY OK
Crowl
 2/23/00

MESA COUNTY
 SURVEY MARKER
 ELEV=4636.90
 143.74'
 N89°58'09"W
 436.20'

ADJOINING LOT 9, BLK 2

531 SOUTH TEAL COURT

ADJOINING LOT 6, BLK 2

ADJOINING LOT 5, BLK 2

SOUTH RIM HOMEOWNERS ASSOCIATION, INC.

P.O. Box 2281 Grand Junction, Colorado 81502

ARCHITECTURAL CONTROL COMMITTEE CHECKLIST/APPLICATION

INSTRUCTIONS:

This Checklist/Application is to be used for all submittals including, but not limited to new house plans, landscaping plans (front and backyard), fencing, color changes, exterior alterations, etc. The South Rim Architectural Control Committee (ACC) generally meets on the first and third Tuesday at 4:00 P.M. each month. The Checklist portion of this form is intended to assist in assuring that the submittal is complete and will help provide for a quicker review process. Anyone preparing a submittal should compare the information they are about to submit with the requirements of this form and "check off" each required item. If any item is not checked, the submittal is not complete and **should not** be submitted. **Two complete sets** of the following information, specifications and plans must be submitted:

1. **Plot/Site Plan** in a minimum one inch equals ten feet scale including Items A thru F noted on the Checklist.
2. **Architectural Drawings** in 1/4 inch equals one foot scale including Items A through C noted on the Checklist.
3. **Engineering Compliance Letter** or Engineered stamped foundation plans.
4. **Landscape/Fence/Irrigation Plan** in minimum one inch equals ten feet scale Including Items A through F noted on the Checklist.
5. **Color Sample Board**

In addition to the checklist, anyone preparing a submittal should fill in all of the places where information is requested. The ACC will use this information in reviewing the submittal. If information is requested but is not applicable to the submittal, write in "N/A" in the space. **DO NOT** fill in any information in the "Conditions of Approval" portion of this form. This is for ACC use only.

It is highly recommended that each applicant thoroughly review the requirements of the ACC Guidelines and Standards, the Recorded Plat and the Recorded Covenants, Conditions and Restrictions prior to preparing a submittal.

When a submittal is ready **two complete sets** of all information required should be sent or hand delivered to:

Julie Butherus
RE/MAX Two Rivers Realty, Inc.
1401 N. 1st ~~125 Grand Avenue~~ Grand Junction, CO 81501
(970) ~~241-3939~~ *241-4000*

We look forward to working with you on your house and landscape plans.

Thank you,

South Rim Architectural Control Committee

Revised 8/1/96

SOUTH RIM SUBDIVISION
ARCHITECTURAL CONTROL COMMITTEE CHECKLIST/APPLICATION

Street Address: 531 SOUTH TEAL CT.
Lot: 7+8 Block: 2 Filing No.: 1

Owner: GRAND RIDGE PROPERTIES
Address: 3032 I-70 BUSINESS LOOP
Phone: (970)434-4616 (Home) _____ (Work) SAME (Fax) _____
Contractor: GREAT SERVICES Phone _____ (Home) _____ (Work) _____
Submittal Date: _____
Estimated Construction Start Date: _____
Estimated Construction Completion Date: _____

SUBMITTAL REQUIREMENTS: (Items 1,2, & 4 need to be submitted in **duplicate** form
Check-off items included in submittal. Fill-in spaces as indicated).

Check off

- 1. **Plot/Site Plan** (in a 1 in. = 10 ft. scale) 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>20</u> feet		<u>20</u> feet
Left Side:	<u>10</u> feet		<u>10</u> feet
Rear:	<u>20</u> feet		<u>20</u> feet
Right Side:	<u>10</u> feet		<u>10</u> feet

- D. Site Grading/Drainage Flow
- E. First (main) Floor level in relation top of existing street curb 1.5 feet
- F. Driveways and walks location.

2. **Architectural Drawings** (in 1/4" = 1'-0" scale) with the following information:

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

First Floor: 2101
 Second Floor: 877
 Total Area: 2978
 Garage: 625

- B. Roof Plan(s) indicated all roof pitches and location of roof mounted mechanical equipment including evaporative coolers (Fill-in the following roofing information and submit a sample of the actual roofing material.)

Manufacturer: TAMKO
 Product Name: HERITAGE II
 Product Color: DESERT SAND
 Building Height (measured from First Floor to highest ridge or peak): 27' 11" feet

Date 2-29-00
 ACC initials JB
 Revised 8/1/96

Lot 7+8 Blk 2 Filing 1

South Rim Subdivision - Architectural Control Committee Checklist/Application

Check off

- C. Building Elevations (all four in 1/4" = 1'0" scale) indicating doors, windows, exterior materials, location of roof mounted mechanical equipment, building height, etc..(Fill-in the following information below and submit samples of masonry and roofing materials, siding and trim colors on the attached color sample board.)

Masonry Material: BRICK
 Product Manufacturer: DENVER BRICK
 Product Name: DURANGO
 Percent of coverage as per ACC Guideline Section A, Item 6: 50 %

Stucco Material: NONE
 Product Manufacturer: _____
 Product Name/Color: _____ No. _____

Siding Material: WOOD Width inches 8"
 Siding Color: APRICOT FRIEZE SW No. 2442
 Paint Manufacturer: SHERWIN WILLIAMS

Trim Material: WOOD
 Trim Color: GREYHOUND No. 1236
 Paint Manufacturer: SHERWIN WILLIAMS

Accent Color: NONE No. _____
 Paint Manufacturer: _____

Gutter/Downspout Color: _____ Manufacturer _____
 Window Color: _____ Manufacturer _____

3. **Engineering Compliance Letter** (may be included on the engineered Foundation Plan or submitted in letter form.)
4. **Landscape/Fence/Irrigation Plan** (in a 1 in. = 10 ft. scale including all property boundaries) with the following information:
- A. Planting Plan (Indicate areas of grass, shrub beds, etc.)
 - B. Plant Schedule
 - C. Irrigation Sprinkler Plan with zones & G.P.M. 5 ZONES
 - D. Ground Cover Material (with weed barrier)
 - E. Fences & Retaining Walls
 - F. Other Site Improvements (walks, patios, decks, lighting, etc.)
5. **Color Sample Board (Attached)**
6. **Application Fee** (payable to: South Rim Architectural Control Committee; \$75.00 for a complete submittal Items #1-5 inclusive or \$35.00 for landscaped/irrigation submittal Item #4 only).

Applicant's Signature: _____ Date: _____

Lot 7+8 Blk 2 Filing 1

Date 2-29-00
 ACC initials JB
 Revised 8/1/96

South Rim Subdivision - Architectural Control Committee Checklist/Application

Conditions of Approval:

Plot Plan, Architectural Drawings and Engineering Compliance Letter:

- 1. Provide and maintain an adequate trash container on site at all times during construction.
- 2. Comply with ACC Guideline Section A, Item 10b for painting of roof projections.
- 3. Garage doors to be painted primary field color of house
- 4. *Approved subject to city approval to combine 2 lots.*
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.

Landscape/Irrigation Plan:

- 1. Front lot to be landscaped 60 days after issuance of a Certificate of Occupancy from the City of Grand Junction.
- 2.
- 3.
- 4.
- 5.
- 6.

Notes: ACC Guidelines and Standards dated August 1, 1996 are made a part of this approval and are incorporated herein. Pages 1 and 2 of this Checklist/Application are included in the Conditions of Approval.

Approval for construction subject to the above conditions:

Julie Suthers

Chairman, South Rim Architectural Control Committee

Date: 2-29-00

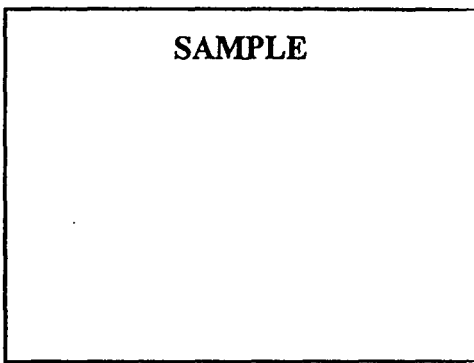
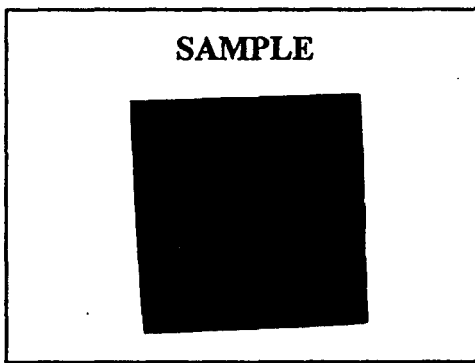
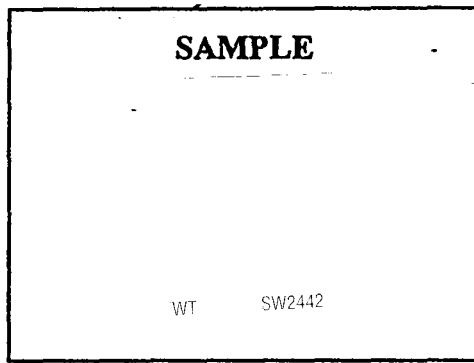
Lot Address _____
Lot _____ Blk _____ Filing _____
Owner _____

Revised 8/1/96

SOUTH RIM SUBDIVISION COLOR SAMPLE BOARD

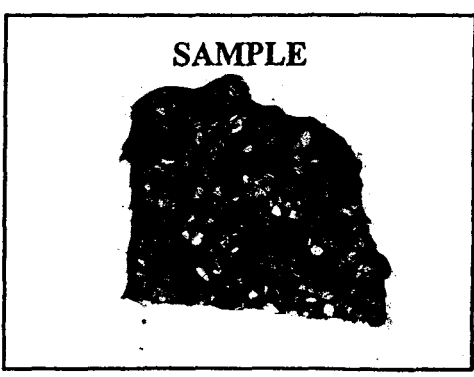
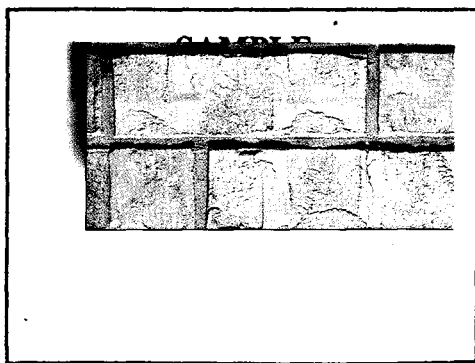
Builder/Owner Grand Ridge Properties
 Address 3032 I-70 Business Loop
 Phone # 434-4166 Fax # The Same
 Building Address 531 S. Teal
 Lot: 738 Block: 2 Filing No.: 1

EXTERIOR COLORS	BODY	TRIM	ACCENT
Manufacturer	<u>Sherwin Williams</u>	<u>Sherwin Williams</u>	_____
Number	<u>2442</u>	<u>1236</u>	_____
Name	<u>Apricot Frieze</u> <u>SW</u>	<u>GreyHound Sw</u>	_____



BRICK/STONE/STUCCO
 Manufacturer Denver Brick
 Color/name Durango

ROOFING MATERIAL
 Manufacturer Tanko
 Color/name Desert Sand



Approved By: [Signature]
 South Rim Architectural Control Committee

Date: 2-29-00
 Revised: 04/06 South Rim ACC