

DATE SUBMITTED 10/7/93

BUILDING PERMIT NO. 46504
FEE \$ 500 ✓

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

BLDG ADDRESS 411 Prosperity point
SUBDIVISION Ridges
FILING 6 BLK 30 LOT B4
TAX SCHEDULE NO. 2945-174-29013
OWNER Dave Weiss
ADDRESS 3024 F 3/4 Rd.
TELEPHONE 484-4448

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1292
SQ. FT. OF EXISTING BLDG(S) none
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none
DESCRIPTION OF WORK AND INTENDED USE:
New Residences

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR
SETBACKS: Front 20 from property line or from center of ROW, whichever is greater
Side 0'-10' from property line or 5' min. if less than 10'
Rear 10' from property line one side
Maximum Height 16'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO
CENSUS TRACT 14 TRAFFIC ZONE 96
PARKING REQ'MT 2
SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]
Date Approved 10/7/93

Applicant Signature Dave Weiss
Date _____

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

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

Job No. 93-43
 Builder or Homeowner Tanged Realty
 Ridges Filing No. 6
 Block 30 Lot 13A
 Pages Submitted _____
 Date Submitted _____

A - Approved
 NA - Not Approved

SITE PLAN

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>21</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>27</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>9 and 7</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1292</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage <u>Toward Front</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>Final Grade</u> |

411 PROSPECTOR PT
245-6598

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

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) <u>16 Feet</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Gamp TAMIKO</u> Color <u>Brown Pastel 20/61</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>Powder Brick</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>Stone Mbrs</u> Color <u>Maison Bande SW206</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 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: **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, buidler 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

Builder/Realtor/Homeowner

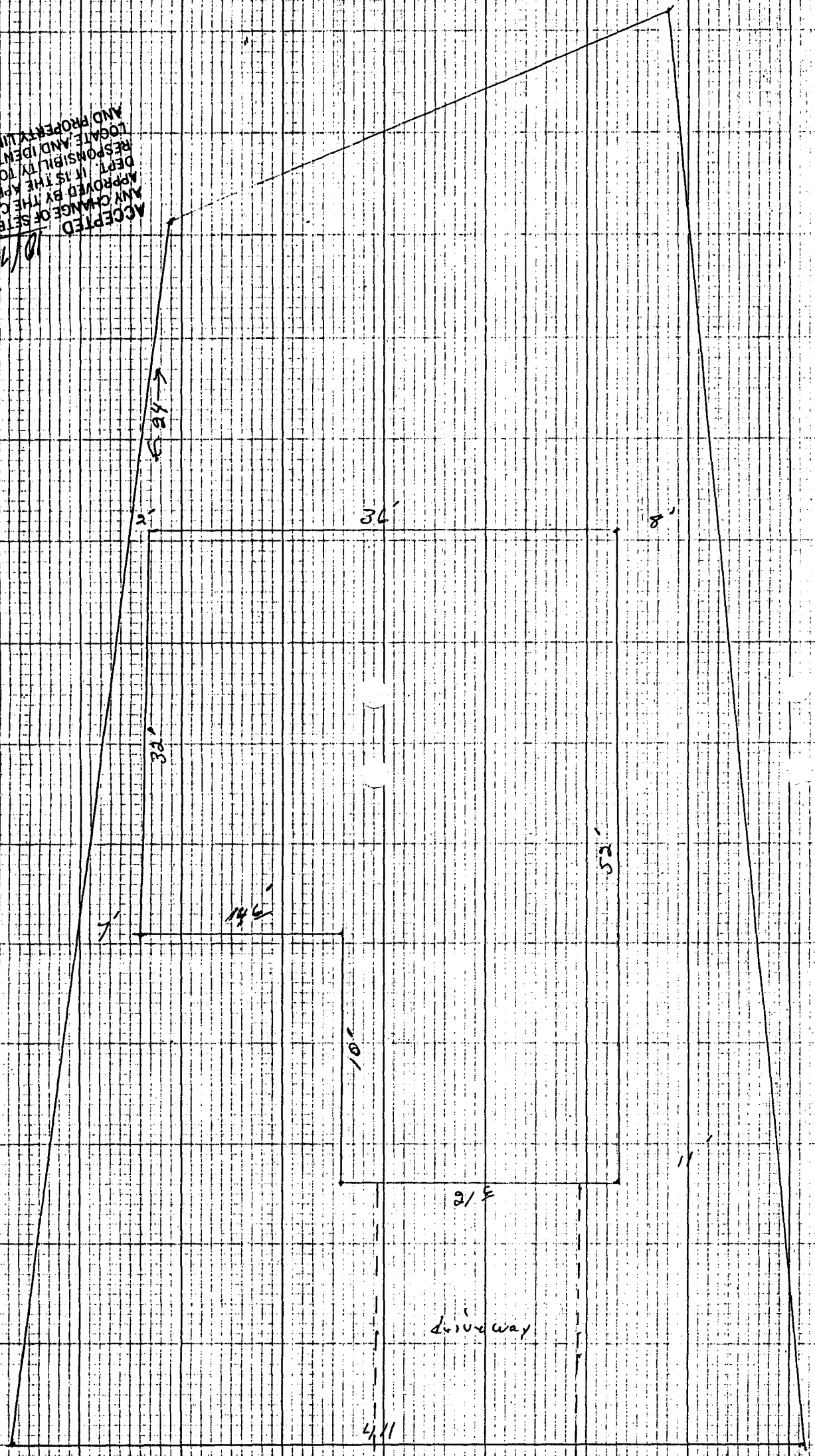
By [Signature]
 By [Signature]

By [Signature]
 Date 9-28-93

N

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

01/17/03
KLM



Prospector point

driveway

3' E

41'

14'

32'

10'

11'

52'

36'

2'

8'