

DATE SUBMITTED 12/29/93

BUILDING PERMIT NO. 47282

FEE \$ 500

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

BLDG ADDRESS 417 PROSPECTOR POINT
SUBDIVISION RIDGES
FILING 6 BLK 30 LOT 7A
TAX SCHEDULE NO. 29451773 7007
OWNER TREVOR BROWN
ADDRESS 370 RIDGE CIRCLE DR.
TELEPHONE 241-8096

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1490
SQ. FT. OF EXISTING BLDG(S) NONE
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
DESCRIPTION OF WORK AND INTENDED USE:
SINGLE FAMILY HOME

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 10-0 or 5 from property line
Rear 10 from property line
Maximum Height 25
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 12/29/93

Applicant Signature [Signature]
Date 12/29/93

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. 93-49
 Builder or Homeowner TREVOR BROWN
 Ridges Filing No. 6
 Block 30 Lot 7A
 Pages Submitted _____
 Date Submitted 12-12-93

A - Approved
 NA - Not Approved

SITE PLAN

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>20'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>35'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>A' Lot. Note 5'</u>
<u>irrigation easement.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1440</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>concrete 4"</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>CONCRETE 4" culvert irrigation pipe under driveway</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>TO BE DONE BY BUYER.</u> |

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) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Asphalt Glass</u> Color <u>BLACK</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>Brown Green</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>STUCCO</u> Color <u>BEIGE</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 checked="" type="checkbox"/> | <input type="checkbox"/> | Porches or patios <u>CEMENT</u> |
| <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:

Paint roof vents, turbines, swags cooler base, vent pipes, etc.
a similar to roof (brown black dark gray) Prep metal with primer
pre to paint

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

NOTE: ACCO makes no judgement 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, and drainage plan.

RIDGES Architectural Control Committee
 By [Signature]
 By [Signature] 12/17/93

Builder/Realtor/Homeowner
 By Trevor A. Brown
 Date 12-12-93

T. BROWN

DRAWN BY:

DAVID R. HUFF

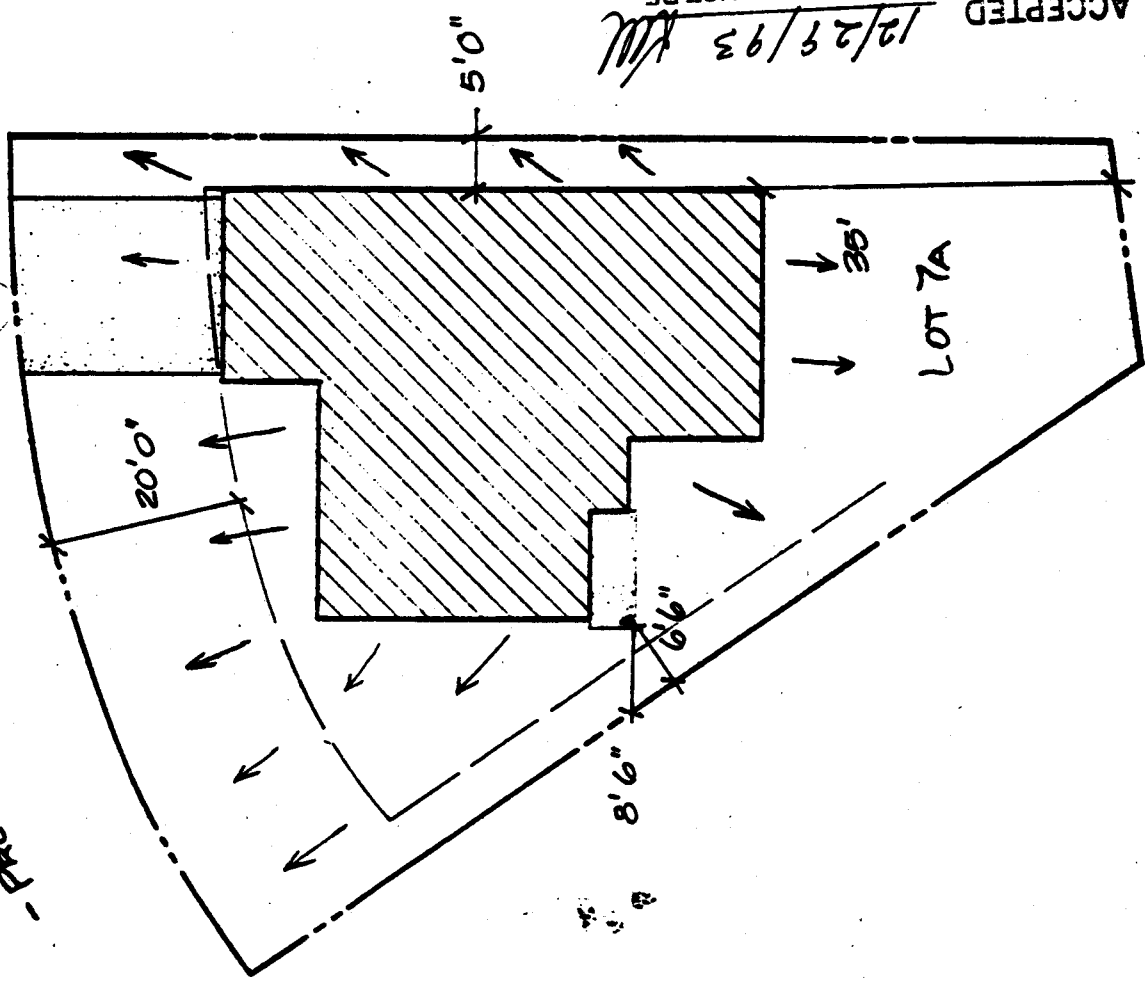
DATE:

Nov. 30, 1993

SCALE:

ACCEPTED 12/29/93 *KML*
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.

- PROSPECTOR'S



Plot Plan
SCALE: 1"=20'