

DATE SUBMITTED 10/25/93

BUILDING PERMIT NO. 46662

FEE \$ 5.00

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

BLDG ADDRESS 419 Prospector Pt.
SUBDIVISION Ridgess
FILING 6 BLK 30 LOT 5A
TAX SCHEDULE NO. 7945-174-34-003
OWNER Robert Gimpler
ADDRESS 294 Dakota Dr
TELEPHONE 241-7653

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1325
SQ. FT. OF EXISTING BLDG(S) 0
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

DESCRIPTION OF WORK AND INTENDED USE:
New Home.

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

ZONE PR

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 20 from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5 from property line

CENSUS TRACT 14 TRAFFIC ZONE 96

Rear 20 from property line

PARKING REQ'MT 2 off street

Maximum Height ~~10~~

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

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 Kathy Lester

Applicant Signature St. V. [Signature]

Date Approved 10/25/93

Date 10-25-93

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. 93-44
 Builder or Homeowner Voytilla Construction
 Ridges Filing No. 6
 Block 30 Lot 5A
 Pages Submitted 3
 Date Submitted 10-6-93

- Approved
 NA - Not Approved

SITE PLAN

- | | | | |
|--------------------------|--------------------------|---|----------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | <u>20</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | <u>32</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>5-5</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>1250</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"</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage | <u>West (street)</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>no</u> |

241-1606
419 PROSPECTOR PT

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | <u>14'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>Asphalt</u> Color <u>Saddle Wood (Brown)</u> 3rd |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>Pale Wheat</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>Stucco</u> Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Material | Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color | <u>-</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color | <u>-</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | <u>no</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios | <u>Concrete 4"</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:

Stucco on Exterior

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, 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
 By [Signature]
 By [Signature] 10-6-93

Builder/Realtor/Homeowner
 By [Signature]
 Date _____

← N

Lot 5 A
Blk 30
Fl #6

30'

5'

5'

Gar

20'

ACCEPTED KP 10/25/97
ANY CHANGE OF DETACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Prospector point