

DATE SUBMITTED Sept 27, 1993

BUILDING PERMIT NO. 46505

FEE \$ 5.00

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

BLDG ADDRESS 428 Prospector's Point
SUBDIVISION The Ridges
FILING Co BLK 9 LOT 30A
TAX SCHEDULE NO. 2949-174-29-030
OWNER G.H. Garrett
ADDRESS 2386 West Plateau Ct.
TELEPHONE 243-0572

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1665
SQ. FT. OF EXISTING BLDG(S) _____
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
DESCRIPTION OF WORK AND INTENDED USE:
New Home Construction

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

ZONE _____
BACKS: Front 20' from property line or 0'-10' from center of ROW, whichever is greater
Side 10' from property line
Rear 10' from property line
Maximum Height 25'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 14 TRAFFIC ZONE 96
PARKING REQ'MT 2 off street
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 Kathy Parker
Date Approved 9/27/93

Applicant Signature G.H. Garrett
Date Sept 27, 1993

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. 93-33
 Builder or Homeowner G.H. Garrett
 Ridges Filing No. 6
 Block 9 Lot 30A
 Pages Submitted 5
 Date Submitted 9/9/83

428 Prospectors Point

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>10'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>5'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1665</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>concrete</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>concrete</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage <u>West (rear) East (front) level lot</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>To Be Determined 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.

TERIOR ELEVATIONS

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) <u>22'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Asphalt Glass Heritage II</u> Color <u>weathered wood</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>cedar</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>cedar lap</u> Color _____ |
| <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.

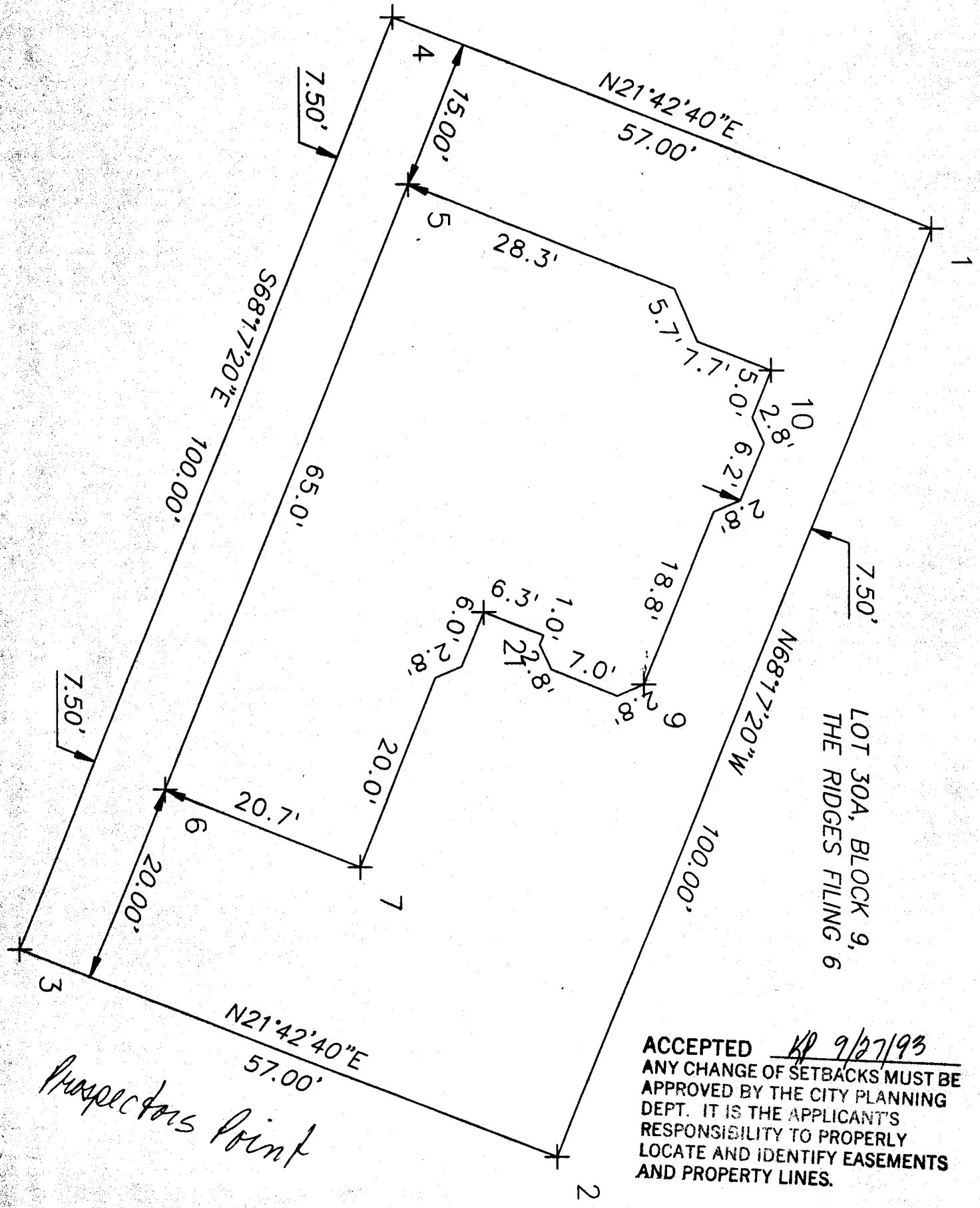
APPROVED SUBJECT TO:

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 on building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By [Signature] By [Signature] Builder/Realtor/Homeowner
 By [Signature] Date _____



LOT 304, BLOCK 9,
THE RIDGES FILING 6

ACCEPTED KP 9/27/93
 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.

Prospectors Point