

DATE SUBMITTED 11/16/93

BUILDING PERMIT NO. 47200 (foundation)
FEE \$ 5-00

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

House
47769

BLDG ADDRESS 430 Prospectors Point
SUBDIVISION The Ridges
FILING 6 BLK 9 LOT 32A
TAX SCHEDULE NO. 2945-174-29-032
OWNER G. H. Garrett
ADDRESS 2386 West Plateau Ct
Grand Junction, CO 81503
TELEPHONE 243-2572

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1680
SQ. FT. OF EXISTING BLDG(S) N/A
NO. OF FAMILY UNITS ONE
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NONE
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 PR
ETBACKS: Front 20 from property line or
from center of ROW, whichever is greater
Side 0/5 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 9B
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 11/16/93

Applicant Signature [Signature]
Date Nov 16, 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)

A - Approved
 NA - Not Approved

Job No. _____
 Builder or Homeowner G. H. Garrett
 Ridges Filing No. 6
 Block 9 Lot 32 A
 Pages Submitted 4
 Date Submitted Nov 16, 1993

*2430572
 430 Prospect: A.*

SITE PLAN

- | | | | |
|-------------------------------------|--------------------------|---|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | <u>28'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | <u>15'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>2.8' adjacent to city easement 35' other side</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>1680 sq ft</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks | <u>4" concrete</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>4" concrete</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage | <u>East to West</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>Gross</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 checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | <u>24'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>Asphalt/Fiberglass 25 yr</u> Color <u>weathered wood</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>clear cedar/light brown</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>cedar</u> Color <u>light cedar</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>cedar/concrete</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:

**APPROVED Ridges Architectural
 Control Committee**

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

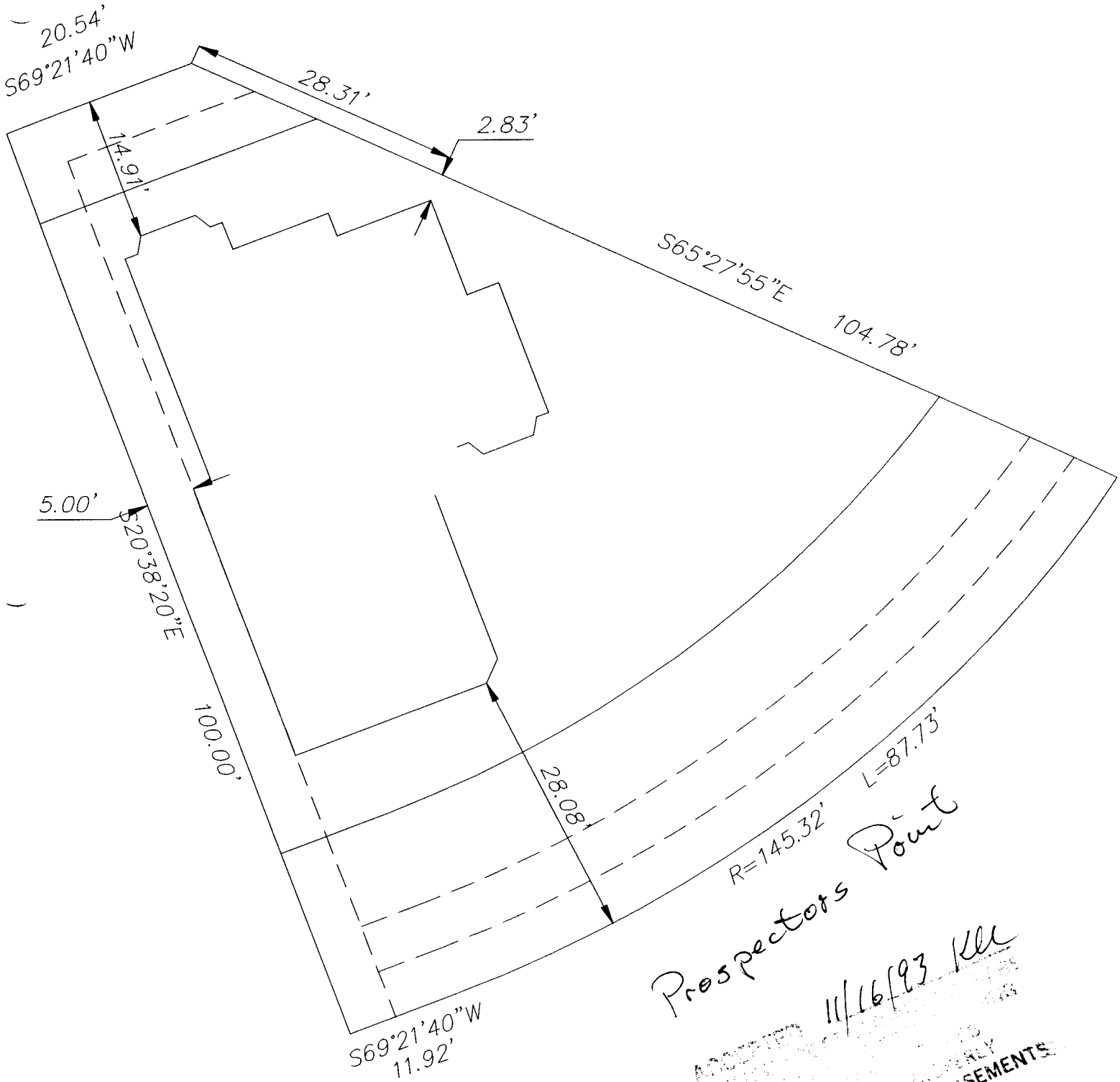
NOTE: ACCO makes no judgement on foundation design.

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]

Builder/Realtor/Homeowner
 By [Signature]
 Date _____

LOT 32A, BLOCK 9, THE RIDGES FILING 6



Prospectors Point

ACCEPTED 11/16/93 Klu
PLANNING AND ZONING DEPARTMENT
CITY OF HOUSTON
FOR THE RECORD OF THE PUBLIC RECORDS
LOCAL GOVERNMENT EASEMENTS
AND PROPERTY LINES.