DATE SUBMITTED	BUILDING PERMIT NO. 47700 FEE \$ 3 - 00 foundation					
PLANNING CLEARANCE (Single Family Residential and Accessory Structures) Grand Junction Department of Community Development						
BLDG ADDRESS <u>430</u> Prospector Point SUBDIVISION <u>The Ridges</u> FILING <u>6</u> BLK <u>9</u> LOT <u>32</u> A TAX SCHEDULE NO. <u>2945-174-29-032</u> OWNER <u>6</u> <u>A</u> . <u>Garrett</u> 2386 Nest Plateau Ct ADDRESS <u>Grand</u> <u>Sunction</u> <u>CO 81503</u> TELEPHONE <u>243-2572</u> REQUIRED: Two plot plans showing parking, setback	SQ. FT. OF PROPOSED 16.80 BLDG(S)/ADDITION 16.80 SQ. FT. OF EXISTING N.A BLDG(S) N.A NO. OF FAMILY UNITS Onc NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION DESCRIPTION OF WORK AND INTENDED USE: Now Mew Home Construction Sto all property lines, and all rights-of-way which abut the parcel. Sto all property lines, and all rights-of-way which abut the parcel.					
ZONE \underline{PR} ETBACKS: Front $\underline{20}$ from property line or from center of ROW, whichever is greater Side $\underline{0/5}$ from property line Rear $\underline{10}$ from property line Maximum Height $\underline{25}$ Maximum coverage of lot by structures	DESIGNATED FLOODPLAIN: YESNO GEOLOGIC HAZARD: YESNO CENSUS TRACT TRAFFIC ZONE PARKING REQ'MT SPECIAL CONDITIONS:					
	roved, 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.

	CRICE TH
Department Approval <u>9000</u>	Applicant Signature
Date Approved	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)

SITE PLAN 243 or 572 430 Respect: A. A NA B Front setback (20:0" minimum) Side setbacks (10:0" minimum "B" adj"C" lots) A Other status B Side setbacks (10:0" minimum "B" adj"C" lots) A Other status B Side setbacks (10:0" minimum "B" adj"C" lots) A Other status B Side setbacks (20:0" B Dainage bestande 2:0" NOTE: Driveway shall be constructed of asphalt or concrete and shall extend to street paving with a 12" minimum dramage pipe setande 2:0" NOTE: Water meter and inigation riser must not be disturbed without permission of Ridges Metropolitan District. NOTE: Water meter and inigation riser must not be disturbed without permission of Ridges Metropolitan District. NOTE: Water meter and inigation riser must not be disturbed without permission of Ridges Metropolitan District. NOTE: Store - Color Side setback (20:0"		Archite	AL FOR BUILDING PERMIT ctural Control Committee (ACCO)		Job No. Builder or Homeowner <u>(z. H. Gannett</u> Ridges Filing No. <u>6</u> Block <u>9</u> Lot <u>32 A</u> Pages Submitted <u>4</u> Date Submitted <u>Nov</u> 16, 1993		
A NA Front setback (20'0" minimum)	SITE F	PLAN			430 Prospiti A		
Image: Side setbacks (10:0° minimum) 15' Image: Side setbacks (10:0° minimum) B' and "C" lots) Image: Side setbacks (10:0° minimum) 15' Image: Side setbacks (10:0° minimum) 1'' Image: Side setbacks (NA					
Side setbacks (10*0" minimum "B" and "C" lots)			· · · · · · · · · · · · · · · · · · ·	28			
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Square Footage 10.6.82 mm² / 10.6.82 m² / 10.6.82							
Sidewalks 4* Courrele Driveway (asphalt or concrete) 4* Concrete Daranage Soft NOTE: Driveway shall be constructed of asphalt or concrete and shall extend to street paving with a 12" minimum drainage pipe scenede 20" minimum each side of driveway. NOTE: Driveway shall be constructed of asphalt or concrete and shall extend to street paving with a 12" minimum drainage pipe scenede 20" 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.	_			- Cas	emat 5 other side		
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Material Color Brick - Color			Trim-Color clear cedar / 1.4+ brown				
Brick - Color Balcony Porches or patios Other Other NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material. APPROVED SUBJECT TO: 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. 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 Builder Bealfort/Horneowner By Jay Human By Manual	I		Siding - Material <u>cedar</u>		Color/isht Cedar		
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LOT 32A, BLOCK 9, THE RIDGES FILING 6

