

DATE SUBMITTED

11/8/93

BUILDING PERMIT NO.

FEE \$ 5.00
46814

PLANNING CLEARANCE

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

BLDG ADDRESS 419 1/2 Prospector Pt.
SUBDIVISION Ridges
FILING 6 BLK 30 LOT 4A
TAX SCHEDULE NO. 2945-174-34-004
OWNER Scott Vogtilla
ADDRESS 2631 Central Dr.
TELEPHONE 241-853

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

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
SETBACKS: Front 20 from property line or from center of ROW, whichever is greater
Side 0-10' from property line
Rear 10' from property line
Maximum Height —
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
SPECIAL CONDITIONS: 5' easement has been quit claimed by City
Also approval of ACCO

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 11/8/93

Applicant Signature Steve Vogt
Date 10-14-93

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. 9345
 Builder or Homeowner Steve Daykella
 Ridges Filing No. 6
 Block 30 Lot 4A
 Pages Submitted +
 Date Submitted 10-4-93

A - 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>3, 5</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1303</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>Concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>Concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage <u>Grass</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>no</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 type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) <u>15'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Asphalt</u> Color <u>Saddle Wood</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>White</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>Stucco</u> Color <u>Maison Blanche</u> |
| <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>—</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios <u>Concrete</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Other <u>—</u> |

NOTE: All exposed flashing and metal shall be painted so as to blend into adjacent material.

APPROVED SUBJECT TO:

APPROVED Ridges Architectural Control Committee

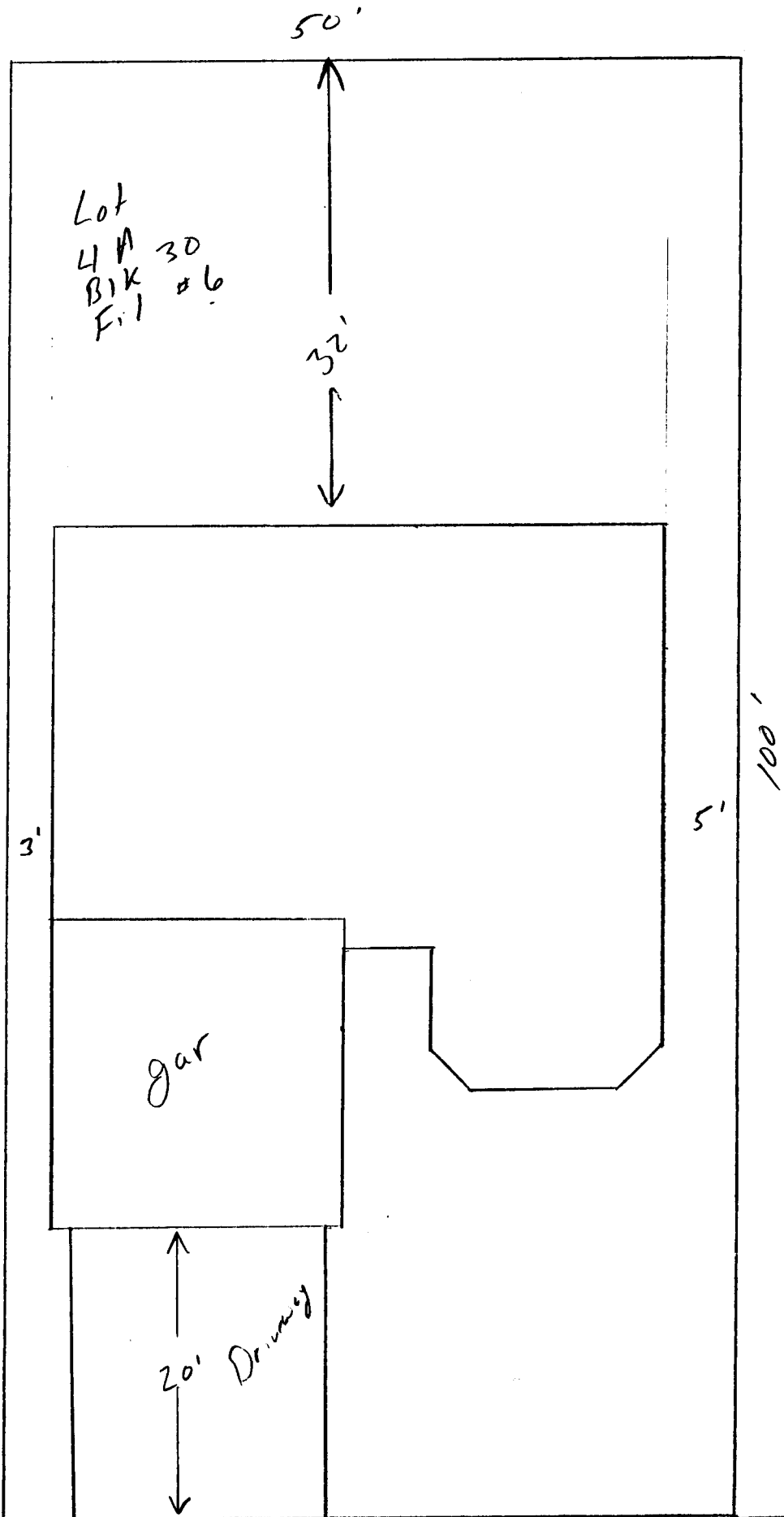
NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

NOTE: ACCO makes no judgement on foundation design.

signature below, builder or owner guarantees that improvements will be constructed as shown on building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By [Signature] Builder/Realtor/Homeowner
 By [Signature] Date 10-6-93

ACCEPTED RP 11/8/93
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Prospector Point