

DATE SUBMITTED: 3/31/93

PERMIT NO. 44493 ✓

FEE \$ N/C

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 430 1/2 Prospector Pt.

SQ. FT. OF BLDG: 1665

SUBDIVISION The Ridges

SQ. FT. OF LOT: 5818

FILING # 6 BLK # 9 LOT # 33A

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-124-29-033

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Morgensen - Kurtz Homes

USE OF EXISTING BUILDINGS: _____

ADDRESS 2150 College Pl. #21

DESCRIPTION OF WORK AND INTENDED USE:
SINGLE FAMILY RES.

TELEPHONE: 241-7067

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR-4

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0'* REAR _____

CENSUS TRACT: 14 TRAFFIC ZONE: 96

MAXIMUM HEIGHT 25'

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:
N/A

SPECIAL CONDITIONS:
* 0' SETBACK VARIED TO 30" FROM CURB DUE TO BUILDING CODE REQUIREMENTS. AS PER DON DAVIS

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
3/31/93
Date Approved

[Signature]
Applicant Signature
3/31/93
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

Job No. 93-7
 Builder or Homeowner Loren Magnusson
 Ridges Filing No. 6
 Block 9 Lot 33A
 Pages Submitted 8
 Date Submitted March 11, 93

4030 1/2 Prospectors Point
241-7067

- Approved
 - Not Approved

SITE PLAN

- | | | | |
|-------------------------------------|--------------------------|---|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>1665</u> 1 st Floor <u>Unfinished basement</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 type="checkbox"/> | <input type="checkbox"/> | Drainage | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | _____ |

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.

INTERIOR ELEVATIONS

- | | | | |
|-------------------------------------|--------------------------|------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | <u>20'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>Asphalt</u> Color <u>Graystone</u> <u>Open Corners</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>Frothy Surf Sherwin Williams light green</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>Stucco</u> <u>OMEGA</u> Color <u>Birch White</u> |
| <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 | <u>4" concrete pad</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:

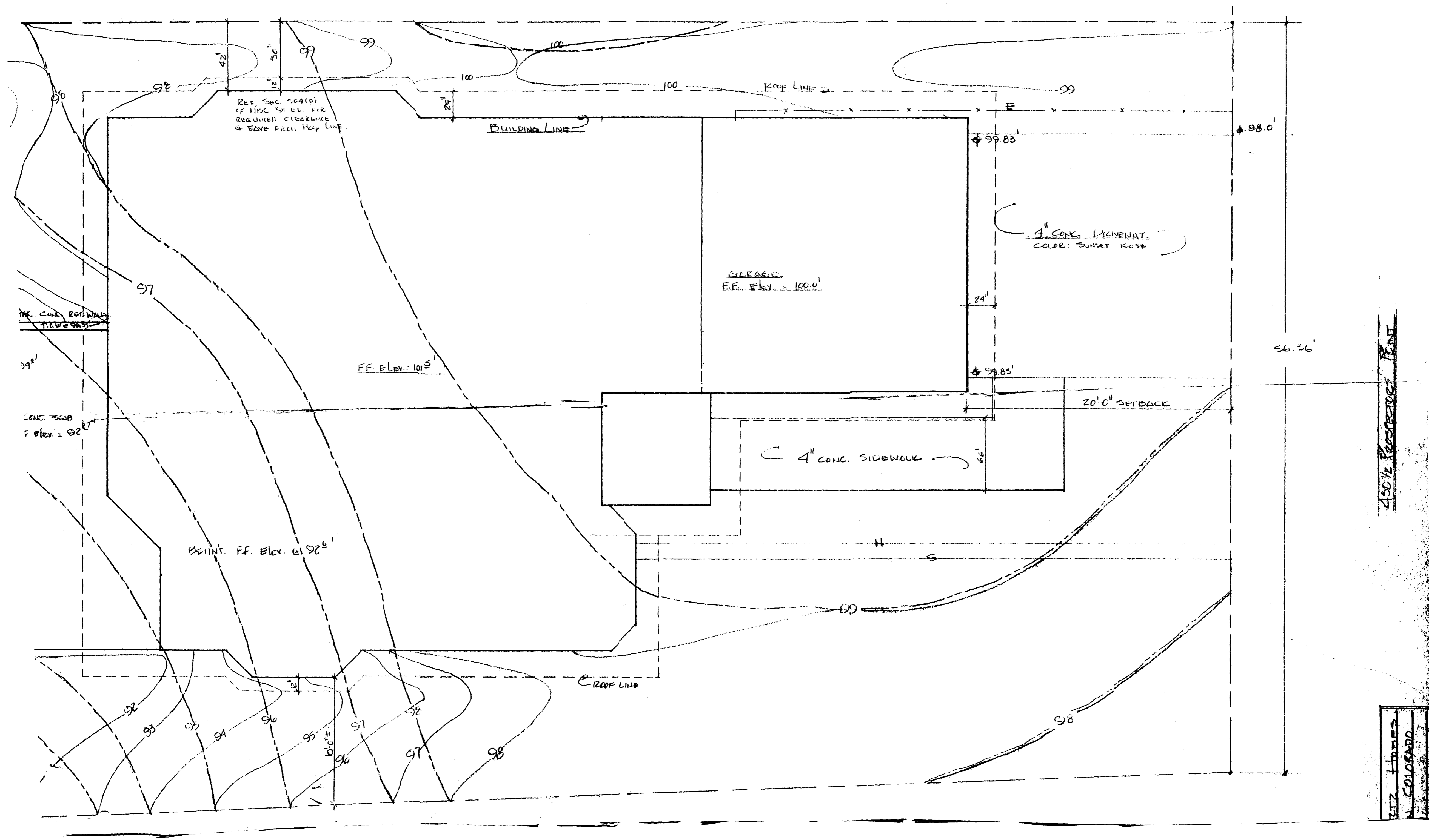
NOTE: Architectural Control Committee reserves the right to require additional information or to deny approval of any project.

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] 11 APR 93
 By [Signature] 11 APR 93

Builder/Realtor/Homeowner
 By _____
 Date _____



450% PERMISSIBLE FINISH

ETZ THAMES
COLORADO