

DATE SUBMITTED: 6-15-93

PERMIT NO. 45281 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 431 Prospectors Point

SQ. FT. OF BLDG: 2174

SUBDIVISION Ridges

SQ. FT. OF LOT: ~~6~~ ~~11,700~~ 11,700 ±

FILING # 6 BLK # 30 LOT # 1A

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-174-34-001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER Smoky Valley Court

USE OF EXISTING BUILDINGS: new home N/A

ADDRESS 1254 Vlk

DESCRIPTION OF WORK AND INTENDED USE: new home

TELEPHONE: 243-3000

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

Designated
FLOODPLAIN: YES NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES NO

SIDE 10' REAR 10'

CENSUS TRACT: 14 TRAFFIC ZONE: 94

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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 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
6/10/93
Date/Approved

[Signature]
Applicant Signature
6/15/93
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. 93-22
 Builder or Homeowner BOB HUGHES / MIKE MICHALKE
 Ridges Filing No. 6
 Block 9 Lot 1A
 Pages Submitted _____
 Date Submitted 5-31-93

A - Approved
 NA - Not Approved

431 PROSPECTORS PT
243-3000

SITE PLAN

- | | | | |
|-------------------------------------|--------------------------|---|------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | <u>20'0</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | <u>22'0</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>SOUTH 20'0 NORTH 10'0</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>MAIN 1300 UP 800</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | _____ |
| <input checked="" 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.

EXTERIOR ELEVATIONS

- | | | | |
|-------------------------------------|--------------------------|-------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) | <u>23'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>OWENS CORNING FIBERGLAS Color ASPEN GRAY</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>SHERWIN WMS CASA BLANCA (CREAM)</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>MASONITE Color SUDAS GALLEZIA (LT GRAY)</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color | <u>ALASKAN WHITE (TO MATCH SIDING COLOR HUGHES SAU)</u> |
| <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.

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] 6-5-93
 By [Signature] 6-6-93
John Burrows 6-7-93

Builder/Realtor/Homeowner
 By _____
 Date _____

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