

FEE \$ 5<sup>00</sup>

BLDG PERMIT NO. 48655

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 426 Prospector's Point TAX SCHEDULE NO. 2945-174-34028  
 SUBDIVISION The Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1282  
 FILING Six BLK Nine LOT 28 A SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Steve Alamos NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 426 Pros. Pt. NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Lee Garrett USE OF EXISTING BLDGS N-A  
 (2) ADDRESS 2386 West Plateau Ct. DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) TELEPHONE 243-0572 House (Single Family Res.) Construction

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 14 TRAFFIC ZONE 96

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date May 16, 1994  
 Department Approval Ronnie Edwards Date 5/16/94

Additional water and/or sewer tap fee(s) are required: YES  NO  W-Tap - 7569 -  
 W/O No. 5-TAP7570  
 Utility Accounting Mellie Fowler Date 5-16-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**► APPROVAL FOR BUILDING PERMIT ◀**  
**Ridges Architectural Control Committee (ACCO)**

Tax # 2945-174-34028  
 Job No. 94-10  
 Builder or Homeowner Almus / Garrett  
 Ridges Filing No. Six  
 Block Nine Lot 28A  
 Pages Submitted 6  
 Date Submitted 3-9-94

A - Approved  
 NA - Not Approved

426 Prospector's Point

**SITE PLAN**

- | A                                   | NA                       |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>20'</u>                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>24'</u>                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>5' and 9 1/2'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1282 sq'</u>                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>concrete 4"</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>concrete 4"</u>                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drainage <u>natural front-eastward rear-westward</u>                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Landscaping <u>owner</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>17'</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Roof - Material <u>Asphalt 25yr.</u> Color <u>weathered wood</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Trim - Color <u>same as siding</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Siding - Material <u>Cedar or stucco</u> Color <u>natural</u><br>Material <u>stucco</u> Color <u>creme</u> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Brick - Color _____  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Stone - Color _____  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Balcony _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Porches or patios <u>Cedar rear deck min 10'x10'. Enclosed patio front</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:**

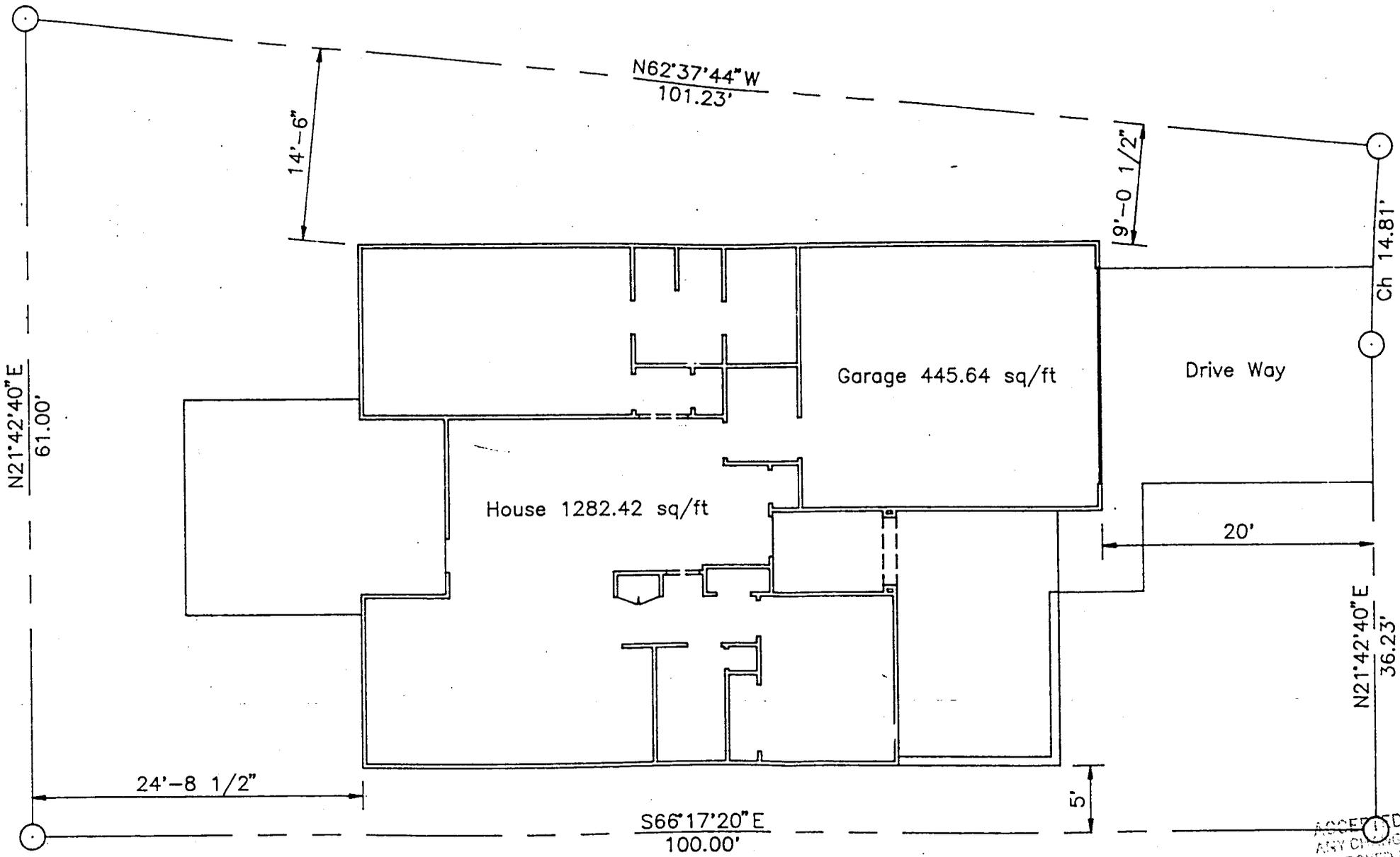
\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NOTE: 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.

**APPROVED RIDGES ARCHITECTURAL CONTROL COMMITTEE**  
 RIDGES Architectural Control Committee \_\_\_\_\_ Builder/Realtor/Homeowner  
 By \_\_\_\_\_ By \_\_\_\_\_  
 By Ted W. [Signature] Date \_\_\_\_\_



ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Connie Edwards*  
5/16/94

Plot Plan