

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	



BLDG PERMIT NO. 64586

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 410 1/2 Prospector's Pt. TAX SCHEDULE NO. 2945-174-29-013
 SUBDIVISION The Ridger SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1755
 FILING to BLK 9 LOT 13A SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER G.A. 'Lee' Garrett NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 375 Hillview Dr. G.J. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-0572 USE OF EXISTING BLDGS Residence
 (2) APPLICANT Lee Garrett DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS _____ residential construction - ranch style
 (2) TELEPHONE _____

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 28' CENSUS 1401 TRAFFIC 96 ANN# _____

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 March 30, 1998

Department Approval [Signature] Date 3/31/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11111

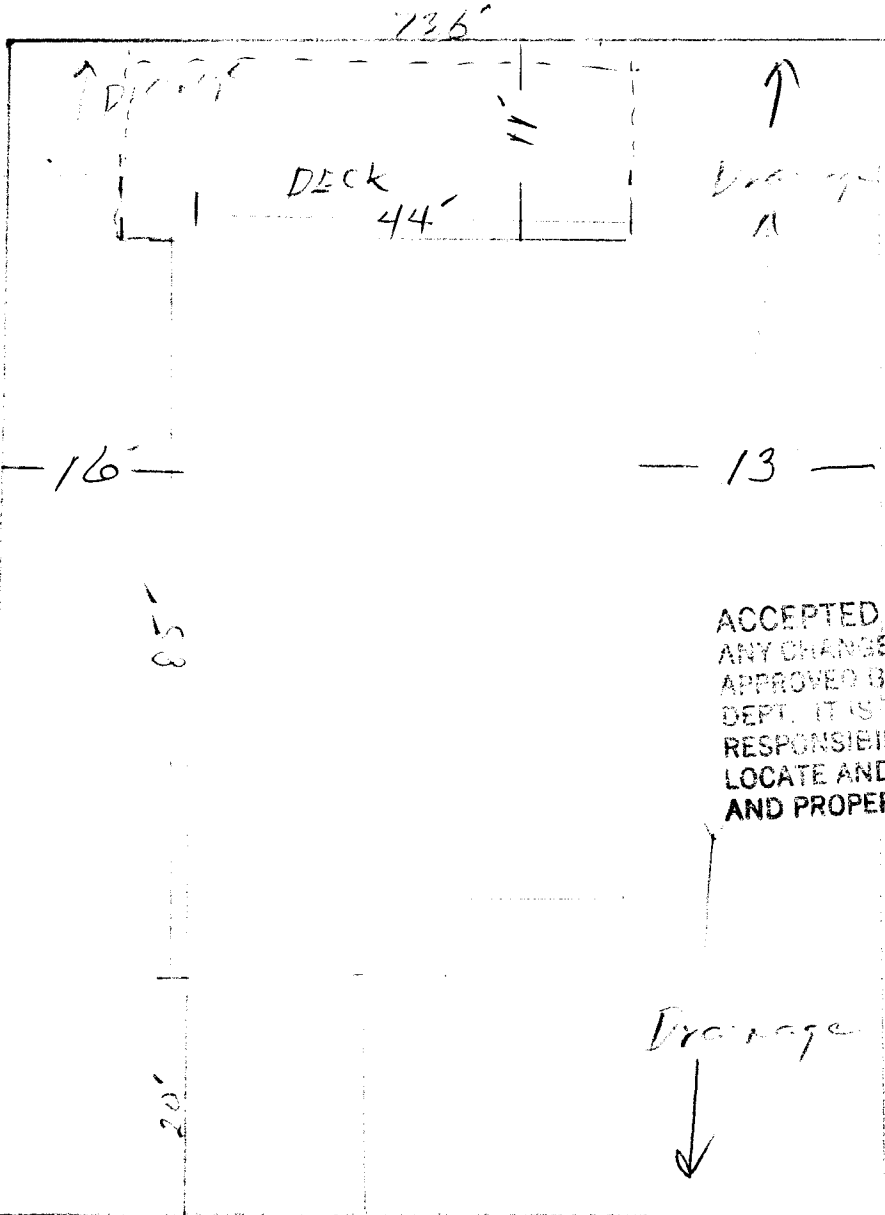
Utility Accounting [Signature] Date 3/31/98

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

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

N
|

410 1/2 Prospect Pt.



ACCEPTED Ronnie 3/31/98
 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.

Prospect Point

TRAVENAY
 LOCATIONS O.K.
 VE Ashlee
 3/2/98

APPROVED Ridges Architectural Control Committee

NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or conformance to all applicable codes.

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

500 Pd.

Job No. _____
 Builder or Homeowner G. H. Lee Garrett
 Ridges Filing No. 2
 Block 7 Lot 13A
 Pages Submitted _____
 Date Submitted March 13, 1998

410 1/2 Prosperity St.
 Tallahassee, FL 32310
 Tel. 904-294-5921

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>11'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>13' & 16'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>1255</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 | _____ |
| <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>21'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>Asphalt 25yr. shingle</u> Color <u>Brown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>Brown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>stucco</u> Color <u>Tan</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Material | _____ Color _____ |
| <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>rear deck 9x46'</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:

Example of roof + colors. (i.e. paint chips)

APPROVED Ridges Architectural Control Committee

NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or conformance to all applicable codes.

NOTE: Sewer, radon, and water permits must be obtained prior to construction.
 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 Glen...
 By John...

Builder/Realtor/Homeowner
 By _____
 Date _____