

DATE SUBMITTED: 8-25-92

PERMIT NO. 42676 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 397 W Valley Circle SQ. FT. OF BLDG: 20' x 27 1/2' Addition

SUBDIVISION Ridges SQ. FT. OF LOT: _____

FILING # 2 BLK # 10 LOT # 5B NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-201-03-005 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Jim Grumley USE OF EXISTING BUILDINGS: Residential

ADDRESS 397 W Valley Circle

TELEPHONE: 2426767 DESCRIPTION OF WORK AND INTENDED USE: Addition to single family Res

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 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR AS per PLAN by committee CENSUS TRACT: _____ TRAFFIC ZONE: _____

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

[Signature]
Applicant Signature

8-25-92
Date Approved

8-25-92
Date

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

CHIEF CHEROKEE BUILDERS
2969 F Rd
242-7167

APPROVED Ridge Architectural
Control Committee

[Handwritten signature]

8-10-92

[Handwritten signature]
10 AUG 92
Marilyn M. Stein 8-10-92

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

ACCEPTED 8-25-92
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.

AN ADDITION FOR:

DRAWN
RON KOLPIN
CHECKED

DATE
7-21-92

SCALE
1/4" = 1'-0"

JOB NO.
72092

SHEET

FOUNDATION

OF

20'-0"

EYE

8" FOUNDATION WALL

2" NO. @ 16" O.C.

2" NO. @ 16" O.C.

2" NO. @ 16" O.C.

16" x 8" FOOTER



APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

Job No. _____
 Builder or Homeowner
TIM GRIMSBY
 Ridges Filing No. 12
 Block 10 Lot 5B
 Pages Submitted _____
 Date Submitted 8-7-92

- Approved
 - Not Approved **APPLICABLE**

397 W VALLEY CIRCLE
242-6767

SITE PLAN

- | | | | | | |
|-------------------------------------|---|-------------------------------------|----|---|--|
| <input type="checkbox"/> | A | <input checked="" type="checkbox"/> | NA | Front setback (20'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | A | <input type="checkbox"/> | NA | Rear setback (10'-0" minimum) | _____ |
| <input checked="" type="checkbox"/> | A | <input type="checkbox"/> | NA | Side setbacks (10'-0" minimum "B" and "C" lots) | _____ |
| <input type="checkbox"/> | A | <input type="checkbox"/> | NA | Square Footage | <u>560 SQ FT</u> |
| <input type="checkbox"/> | A | <input type="checkbox"/> | NA | Sidewalks | _____ |
| <input type="checkbox"/> | A | <input type="checkbox"/> | NA | Driveway (asphalt or concrete) | _____ |
| <input type="checkbox"/> | A | <input type="checkbox"/> | NA | Drainage | _____ |
| <input type="checkbox"/> | A | <input type="checkbox"/> | NA | Landscaping | <u>ADDITION TO NW CORNER OF EXISTING HOUSE</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"/> | Height (25' maximum) | <u>5'</u> |
| <input checked="" type="checkbox"/> | Rear elevation | <u>EXISTING</u> |
| <input checked="" type="checkbox"/> | Left elevation | <u>EXISTING</u> |
| <input checked="" type="checkbox"/> | Right elevation | <u>EXISTING</u> |

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

APPROVED SUBJECT TO:

NOTE: Sewer, radon, and other permits must be obtained prior to issuance of building permit.
 NOTE: ACCO makes no judgment on foundation design.

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

By _____ Ridges Architectural Control Committee	Builder/Realtor/Homeowner BY _____ Date _____
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APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

3-8448

Job No. 92-33
 Builder or Homeowner David Bagby
 Ridges Filing No. 4
 Block 11 Lot 10 B
 Pages Submitted _____
 Date Submitted 11-3-92

- Approved
 - Not Approved

395 West Valley Circle
241-2734 Fred Bishop 243-8468
250-0183

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>16' + angle</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum-"B" and "C" lots) <u>12'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1703 sq ft</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks _____ |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) <u>14'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>ASPHALT SHALS</u> Color <u>BROWN</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>COLOR LOCK</u> Color <u>WINTER PEACH</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brick - Color <u>DOVE GRAY</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 building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee	Builder/Realtor/Homeowner
By <u>John Burrows</u> <u>11-5-92</u>	By _____
By <u>[Signature]</u> <u>"</u>	Date _____
By <u>[Signature]</u> <u>"</u>	<u>Melvin M. Stone 11-6-92</u>