

DATE SUBMITTED: 3/16/93

PERMIT NO. #44612

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 389 High Ridge Drive SQ. FT. OF BLDG: _____

SUBDIVISION Ridges SQ. FT. OF LOT: 8,000 #

FILING # 3 BLK # 5 LOT # 29C NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-212-14-026 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Mike Bath USE OF EXISTING BUILDINGS: single family

ADDRESS 389 High Ridge Dr.

TELEPHONE: 243-2616 DESCRIPTION OF WORK AND INTENDED USE: Convert attic to Family Room add deck off improvement

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

FOR OFFICE USE ONLY

ZONE PE-4 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 10' CENSUS TRACT: 14 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

3/16/93
Date Approved

3-16-93
Date

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

C.O. Issued 6-23-93

APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

Job No. 93-3
 Builder or Homeowner Michael Bath
 Ridges Filing No. 3
 Block 5 Lot 29C
 Pages Submitted 5
 Date Submitted 2-27-93

A - Approved
 NA - Not Approved

SITE PLAN

- | A | NA | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>Assure 10' rear setback from deck</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>529 sq. addition</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Landscaping <u>deck - 6' x 14'</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.

TERIOR ELEVATIONS

- | | | | |
|-------------------------------------|--------------------------|---|--------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) | |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | Color |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>MATCH Existing</u> | Color <u>MATCH</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 checked="" type="checkbox"/> | <input type="checkbox"/> | Porches or patios <u>STAIN - Match with house</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.

RIDGES Architectural Control Committee

By [Signature]
 By [Signature] John Burrow
 27 Feb 93

Builder/Realtor/Homeowner

By _____
 Date _____

PROPERTY LINE

100'

Proposed Attic Conversion For:

Michael W. Bath
389 High Ridge Dr
Grand Junction, CO
243-2614

ACCEPTED KKA 3/16/93
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.

Scale: 1" = 10'

80'

14'

Existing
Deck

Existing
Residence

Proposed
Deck

Proposed Overhang on Addition

Driveway

High Ridge Drive

10'

N

