

DATE SUBMITTED 12-13-93

BUILDING PERMIT NO. 47293

FEE \$ 5.00

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

BLDG ADDRESS 392 Ridgeway<sup>DR</sup> SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
SUBDIVISION Ridges  
FILING 3 BLK 5 LOT 7C SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
TAX SCHEDULE NO. 2945-212-14-004 NO. OF FAMILY UNITS 1  
OWNER JACK R. RUDY NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
ADDRESS 392 RIDGEWAY DR  
TELEPHONE 241-8707 DESCRIPTION OF WORK AND INTENDED USE:  
Patio Cover

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ONE PR  
SETBACKS: Front 10' from property line or from center of ROW, whichever is greater  
Side 10' from property line  
Rear 10' from property line  
Maximum Height 25'  
Maximum coverage of lot by structures \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 14 TRAFFIC ZONE 96  
PARKING REQ'MT \_\_\_\_\_  
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 final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Maria Pety  
Date Approved 12-13-93

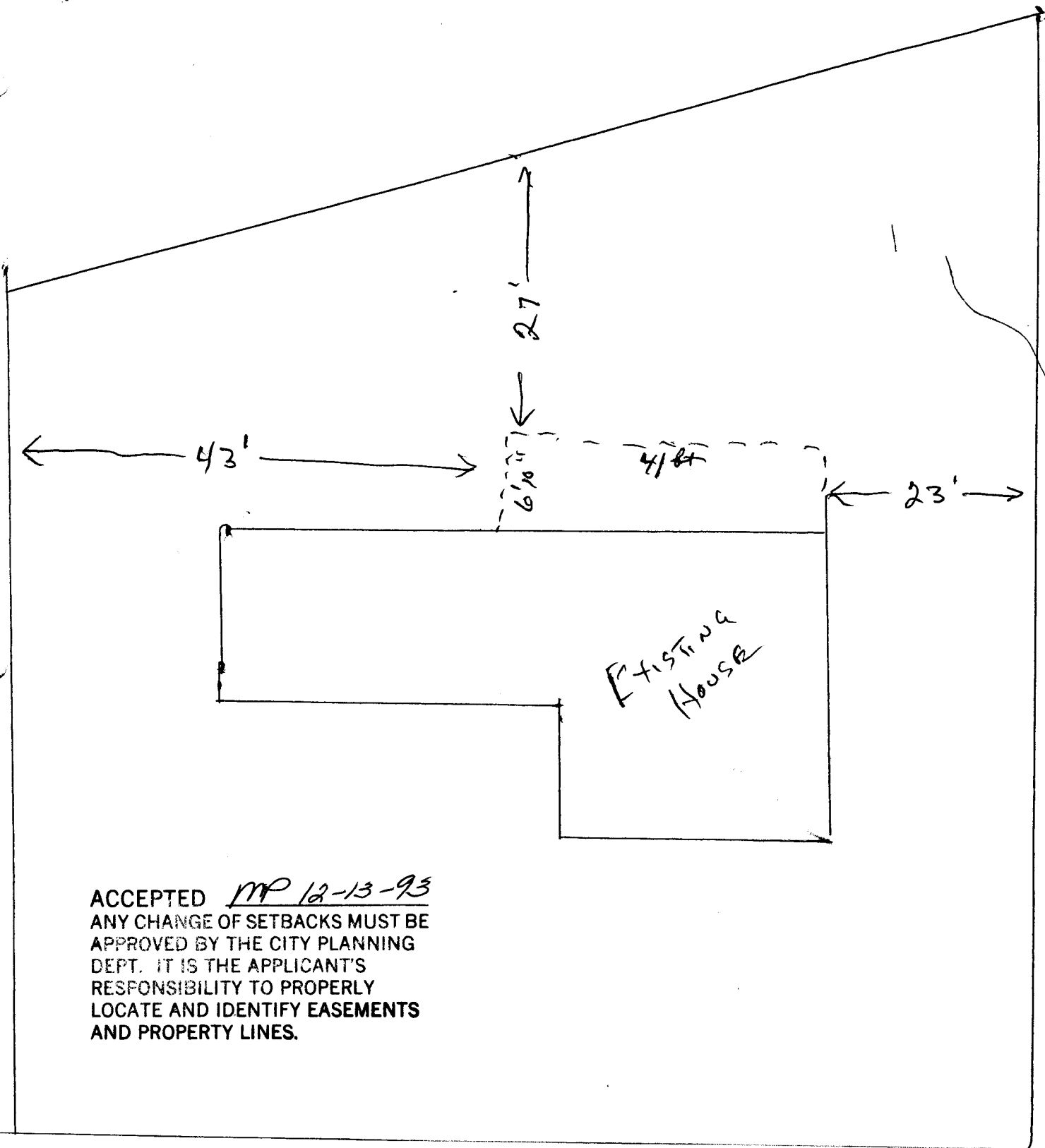
Applicant Signature William Tiefenbach  
Date \_\_\_\_\_

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ACCEPTED MP 12-13-93  
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.

RIDGEWAY DR

October 15, 1993

To: Architectural Control Committee (ACCO)  
"the Ridges" community

From: Jack R Rudy and Sara P. Rudy  
392 Ridgeway Drive  
[241-8707]

Subject: Architectural modification to residence  
Deck cover (roof) on rear of house

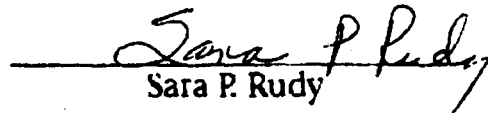
Approval is requested to install a cover (roof) over the deck on the rear of the residence at 392 Ridgeway Drive (Lot 7C, Block 5, The Ridges filing no. three). The eaves of the house extend only 1' 11" out from the wall over the deck. The deck is 7' 8" in width thus leaving 5' 10" uncovered (Figs. 1 & 3). The portion of the deck we wish to cover is 40' in length and 5' 10" in width. The cover we wish to add would extend the roof approximately 1' beyond the edges of the deck and thus would cover an area 6' 10" x 41' (Figs. 4 & 5).

The proposed cover will be attached to the fascia on the eaves of the house and be supported towards its outer edge by 3" x 3" aluminum post fastened to the existing deck railing (Fig. 4). It will be of prefabricated rust-free aluminum alloy. The fascia of this cover, as well as the supporting posts, will be a dark brown color (a dark chocolate brown) matching the present gutters and wood trim on house. The pitch of the covering will be approximately 1/4" per foot. The covering panels (ceiling panels) will be light cream in color to match or complement the house wall paint.

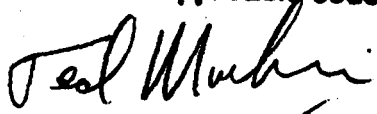
Fig. 2 shows (photocopies) of deck or porch covers similar to the one we wish to place over the deck on our house. Fig. 6 illustrates various prefabricated components of the proposed deck cover. It will be installed by one of the local deck/patio covering companies.

We would appreciate your consideration of this proposal at your earliest convenience. We presently have three estimates for this work, and we would like to proceed with the construction as soon as possible.

  
Jack R Rudy

  
Sara P. Rudy

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

  
**APPROVED** Ridges Architectural  
Control Committee 