

FEE \$ 5.00

BLDG PERMIT NO. 49690

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

5001-2110-02-4

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 384 Cliff Rock Ct TAX SCHEDULE NO. 2945-201-05-015
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6000
 FILING 4 BLK 12 LOT 15C SQ. FT. OF EXISTING BLDG(S) 2400
 (1) OWNER Don Knudson NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 384 Cliff Rock Ct NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-8620 USE OF EXISTING BLDGS Res
 (2) APPLICANT Agape Const. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 241-2063
 (2) TELEPHONE 105 Quarry Run enclose porch

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 PR4 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 10' from PL Rear 10' from PL
 Maximum Height _____ CENSUS TRACT 14 TRAFFIC ZONE 94

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).

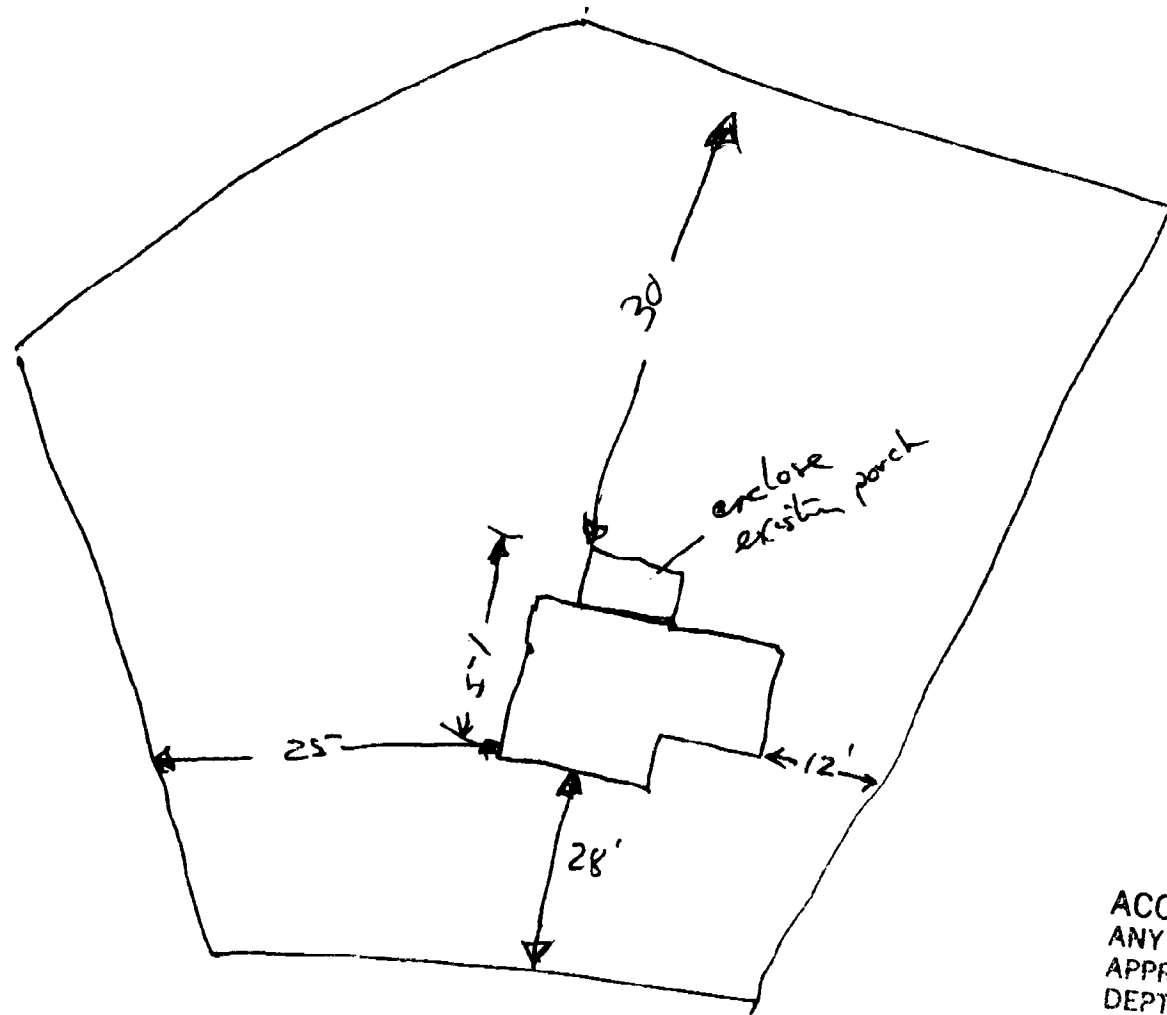
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date _____
 Department Approval [Signature] Date 8-1-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 9/1/94

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)



384 Cliff Road Ct.

ACCEPTED DP 8-2-74
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.

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

Job No. _____
 Builder or Homeowner
AGAPE CONSTRUCTION
 Ridges Filing No. 4
 Block 12 Lot 150
 Pages Submitted _____
 Date Submitted _____

A - Approved
 NA - Not Approved

DONALD L. KNUDSEN
 384 CLIFF ROSA CT
 GRAND JCT, CO 81503
 303-243-8620

SITE PLAN

- | | | | | |
|--------------------------|---|--------------------------|----|---|
| <input type="checkbox"/> | A | <input type="checkbox"/> | NA | |
| <input type="checkbox"/> | | <input type="checkbox"/> | | Front setback (20'-0" minimum) |
| <input type="checkbox"/> | | <input type="checkbox"/> | | Rear setback (10'-0" minimum) |
| <input type="checkbox"/> | | <input type="checkbox"/> | | Side setbacks (10'-0" minimum "B" and "C" lots) |
| <input type="checkbox"/> | | <input type="checkbox"/> | | Square Footage |
| <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 type="checkbox"/> | | <input type="checkbox"/> | | Landscaping |

SITE PLAN ENCLOSED
PURPOSE IS TO ENCLOSED THE
2 LEVEL EXISTING WOOD DECK
WITH SIDING TO MATCH EXISTING
TO CREATE A SUN ROOM. DECK IS
NOW COVERED WITH A ROOF.

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 shall not be disturbed without permission of Ridges Metropolitan District.

ALSO - TO ADD 4' WOOD DECK,
MOVE STAIRS TO CREATE AN
EXIT.

EXTERIOR 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 type="checkbox"/> | <input type="checkbox"/> | Siding - Material | _____ Color _____ |
| | | 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 | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Other | _____ |

NOTE: Any exterior finish shall be applied to 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 on building plans that were submitted, including professional landscaping and drainage plan.

RIDGES Architectural Control Committee

Builder/Realtor/Homeowner

By [Signature]

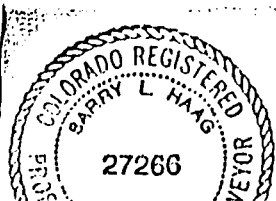
By _____

By _____

Date _____

● = FOUND PIN

[Signature]
 BARRY L HAAG - P.L.S. #27266



SURVEYIT

PHONE: 303-245-3777 FAX: 241-4847



by GLENN

MAILING:
 2004 NORTH 12th
 SUITE 7
 GRAND JUNCTION, CO. 81501

SURVEYED BY:

B. H.

DATE SURVEYED:

2/15/93