

DATE SUBMITTED 4-27-94

BUILDING PERMIT NO. 48520

FEE \$ _____

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

BLDG ADDRESS 406 Ridgeway DR.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 572

SUBDIVISION Ridges

SQ. FT. OF EXISTING BLDG(S) 1,650 existing

FILING # 1 BLK 5 LOT 1C

2,100 approx. with Add.

TAX SCHEDULE NO. 2945-163-23-017

NO. OF FAMILY UNITS 1

OWNER James S. & Melissa S. Cook

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 406 Ridgeway DR.

DESCRIPTION OF WORK AND INTENDED USE:
2-8 1/2 x 11 site plan
addition - master bedroom - garage

TELEPHONE 243-5420

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

ZONE R-2

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 20 ft from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 10 ft from property line

CENSUS TRACT 14 TRAFFIC ZONE 96

Rear 10 ft from property line

PARKING REQ'MT 2-CAR GARAGE

Maximum Height 28 ft

SPECIAL CONDITIONS: elevation dug.

Maximum coverage of lot by structures NO MAXIMUM.

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 Ronnie Edwards Applicant Signature James S. Cook

Date Approved ~~4-27-94~~ 5/6/94 Date 4-26-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



SCALE 1" = 40'

NW Cor Lot 10
Ridgeway Drive N100°00'00"E
85.00

NE Cor Lot 10

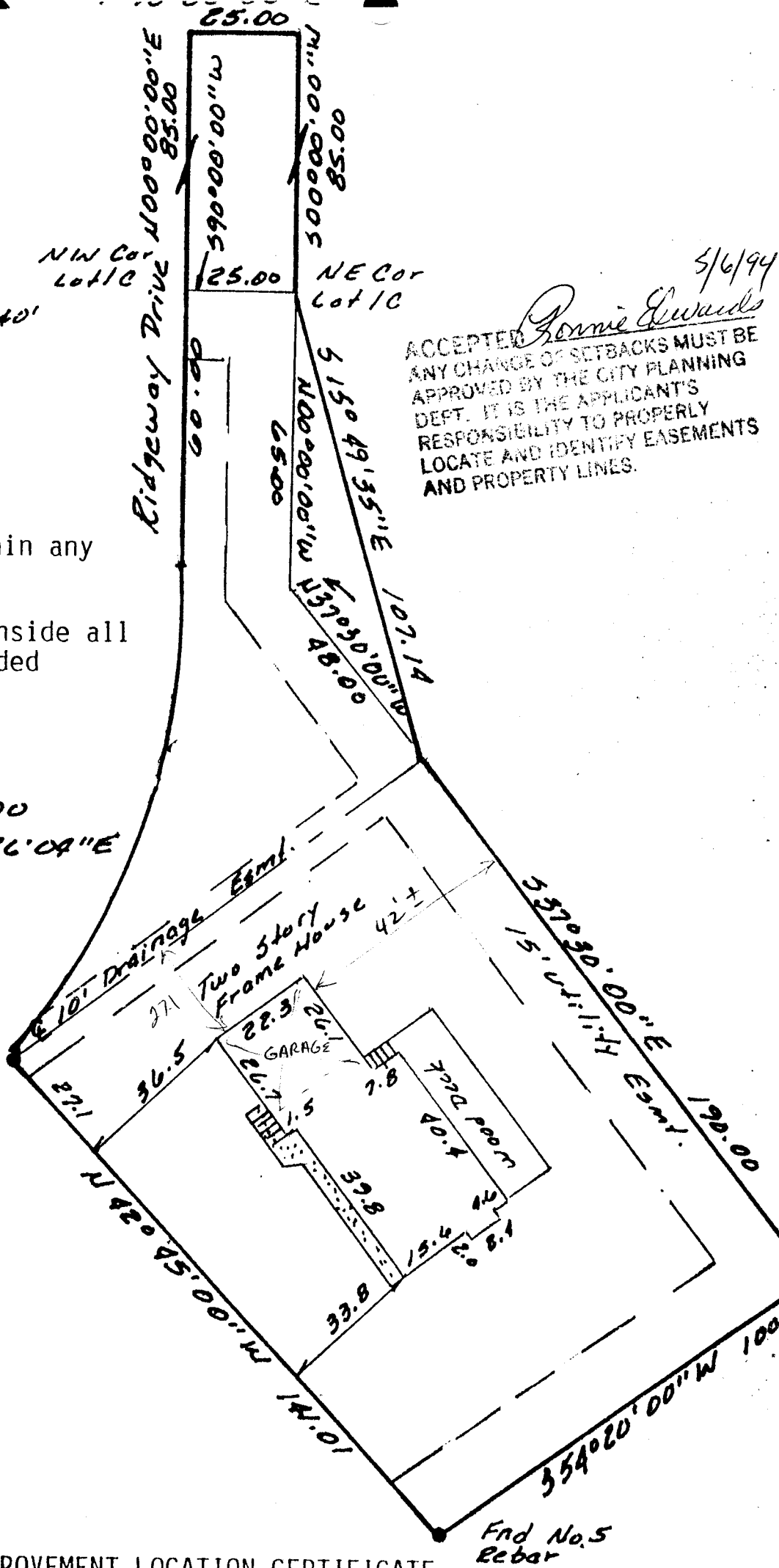
5/6/94
ACCEPTED *Ronnie Edwards*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

property does not fall within any
rent flood plain.

foot irrigation easement inside all
lines as noted on the recorded
of subdivision.

R=165.00
Ch=N18°26'04"E
117.00

Fnd No. 5
Rebar



IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: See Exhibit A.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this

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

Job No. 94-14
 Builder or Homeowner _____
 Ridges Filing No. _____
 Block _____ Lot _____
 Pages Submitted 1
 Date Submitted 5-3-94

- Approved
 NA - Not Approved

SITE PLAN

- | | | |
|--------------------------|--------------------------|---|
| <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 _____ |

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.

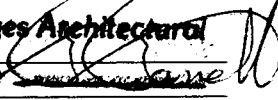
EXTERIOR ELEVATIONS

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Match Existing</u> Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>Match</u> " " _____ |
| <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: All exposed flashing and metal shall be painted so as to blend into adjacent material.

APPROVED SUBJECT TO:

Match Existing Structure

APPROVED Ridges Architectural
 Control Committee 

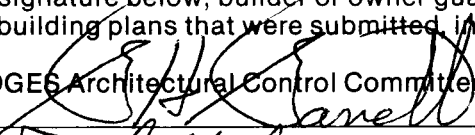
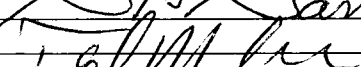
NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or performance to all applicable codes.

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 plot plan, landscaping, and drainage plan.

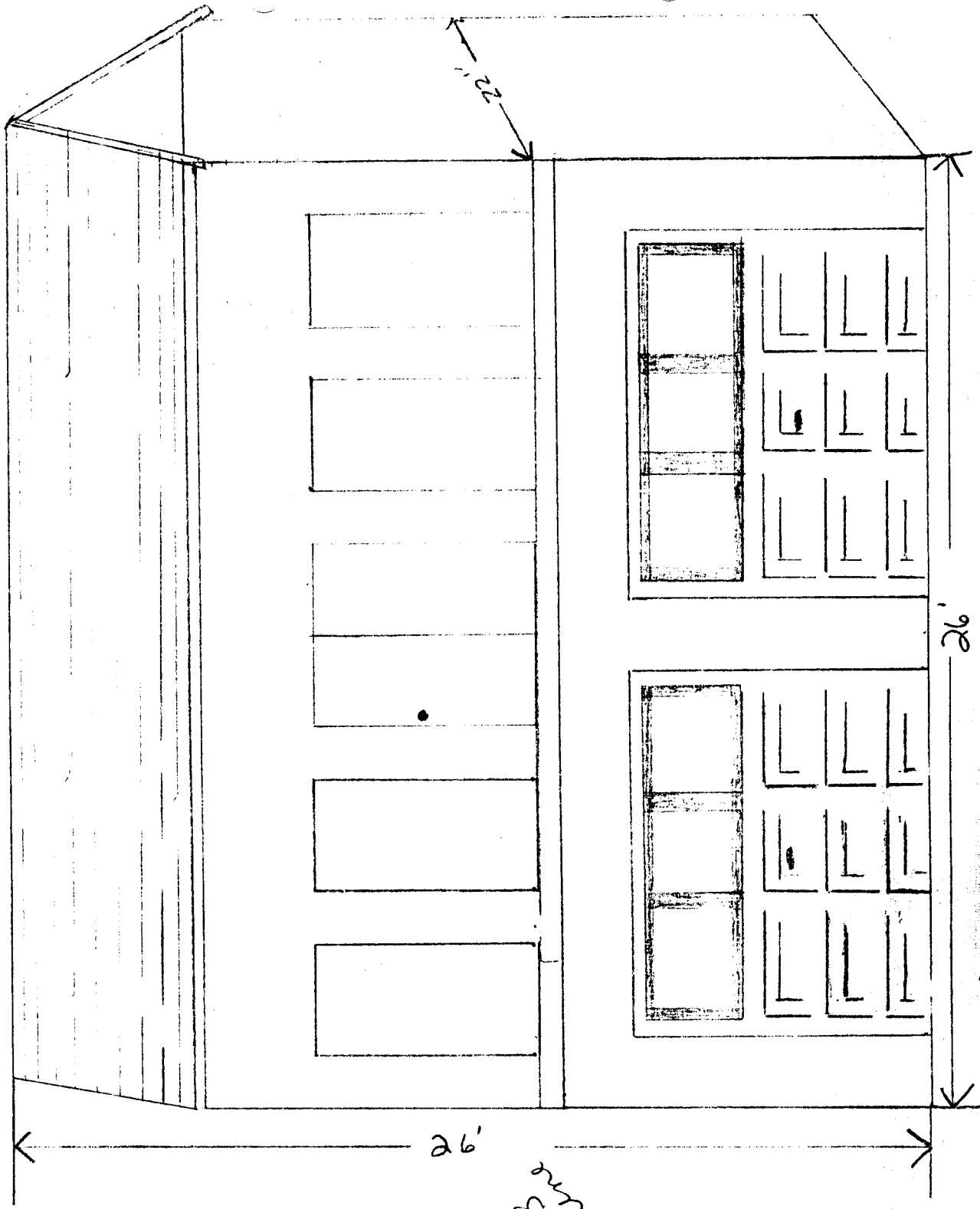
RIDGES Architectural Control Committee

By  _____
 By  _____

Builder/Realtor/Homeowner

By _____
 Date _____

ADDITION! 406 Ridgeway Dr.
(ADD MASTER BEDROOM OVER GARAGE)



EXISTING ORIGINAL BELOW

APPROVED RIDGEMOUNT ARCHITECTURAL
CONTROL COMMITTEE *[Signature]*

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