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BLDG PERMIT NO. 05707

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 348.5 Ridge Circle TAX SCHEDULE NO. 2945, 202-19-069
 SUBDIVISION The Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION Existing Carport to Garage 380
 FILING 5 BLK 25 LOT 11A SQ. FT. OF EXISTING BLDG(S) 1,053 Living 380 Carport
 (1) OWNER Jo McTiver Cornforth NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 361 Hillview Drive
 (1) TELEPHONE 970-243-2456 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Jo Cornforth USE OF EXISTING BLDGS Rental
 (2) ADDRESS 361 Hillview Dr DESCRIPTION OF WORK AND INTENDED USE enclose
 (2) TELEPHONE 970-243-2456 Carport to garage - store exterior

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 2' to 10' from PL Rear 10' from PL
 Maximum Height 25' CENSUS 1401 TRAFFIC 96 ANNEX# _____

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 Jo Cornforth Date 6/9/98
 Department Approval Debra Castello Date 6-22-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting J. Williams Date 6-22-98

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Jo McTiver Cornforth Rentals
361 Hillview Drive
Grand Junction, CO 81503
970-243-2456
June 11, 1998

The following is the proposed work to take place at a Duplex Townhouse unit at the corner of Ridge Circle Drive and Hillview Drive. The specific addresses being 348 and 348.5 Ridge Circle Drive, (Beg SW Cor Lot 11A Blk 25 the Ridges Fil No 5 Sec 20.)

348 Ridge Circle Drive, (the unit facing the Monument)

1. Enclose carport, install automatic garage door.
2. Covered entry porch to be enclosed with almond colored, vinyl clad, low E slider and safety glass window to match. Both units to having matching screens. Entry porch will become an enclosed sun porch to meet the needs of the tenant with severe allergies. Secure entry from the garage into the sun porch via 3 foot door.
3. Replace existing windows with Viking vinyl clad dual pane, low E windows.
4. Entire residence to receive stucco exterior over existing masonite siding. Bids now being submitted by three licensed applicators. (Calvin Stucco, Mark Calvin, 256-0890; Stucco Systems, Inc., Karl Roehm, 241-4605 and Quality Stucco West, Charles Hutchison, 242-5769). The stucco system will consist of Hard Kote Synthetic: Double Black Paper, 1/2" Foam, 20 Gauge Wire, All Edges W/Reinforced Metal J Bead or Equal, Green Kote Applied, Finished with Synthetic Paint and Texture. Color will remain the same or at least similar to the existing color scheme.

SETBACKS for duplex structure 348 and 348.5 Ridge Circle Drive meets requirements of Ridges Filing Five (rear 10, side 10, Front 20).

End of Carport to RidgeCircle Drive (street) 27 feet. 20 feet required.

Side of structure to Hillview Drive (street) 30 feet. 20 feet required.

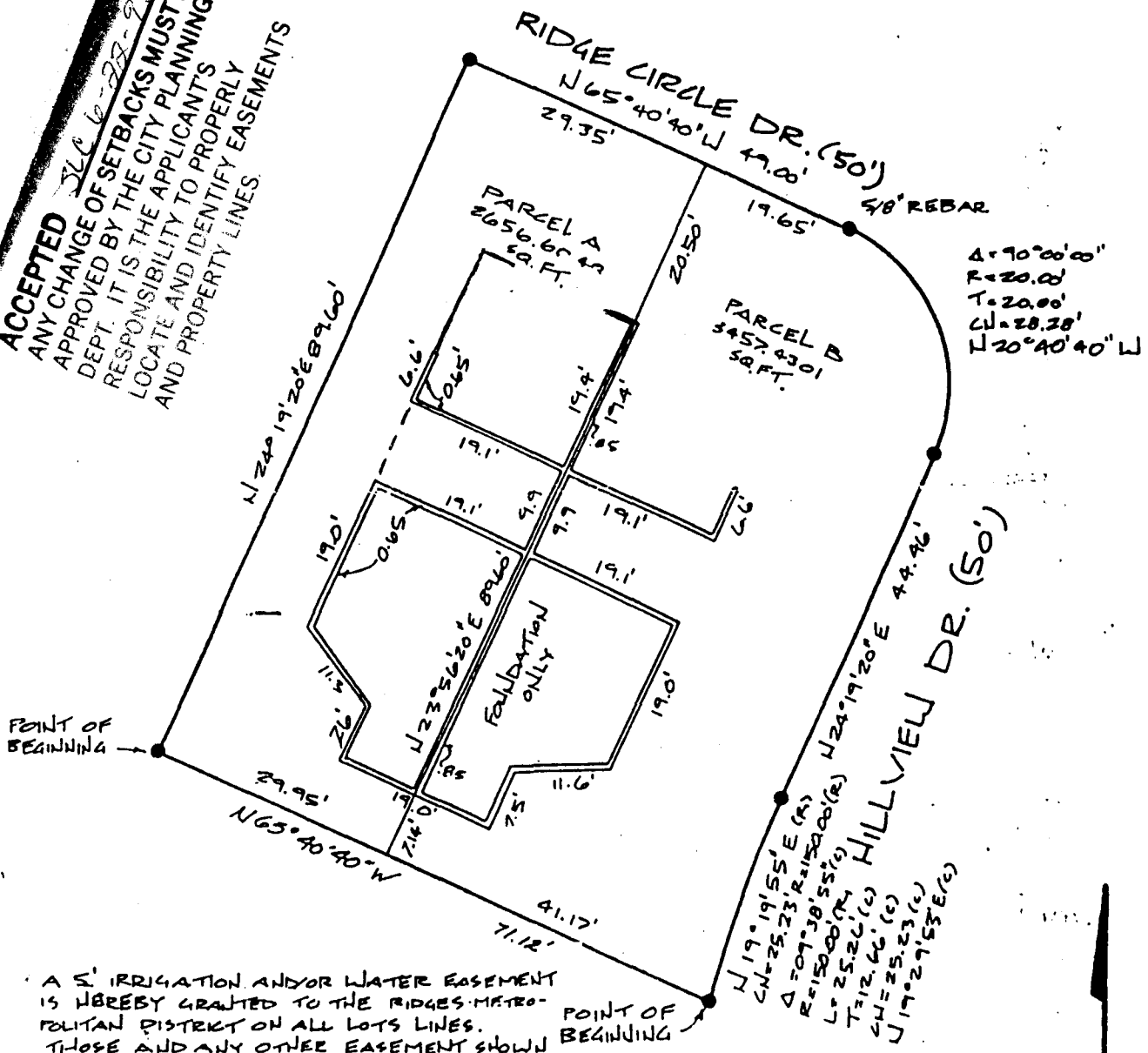
Side of structure to vacant land 10 feet 3 inches. 10 feet required.

Back of structure to adjoining lot 10 feet. 10 feet required.

348.5 Ridge Circle Drive, (the unit facing the street, Hillview Drive.)

1. Enclose carport, install automatic garage door.
2. Replace aluminum windows with dual pane, vinyl clad, low E windows.
3. Entire residence to receive stucco exterior....same as above.

ACCEPTED *SLC 6-28-81*
 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.



A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOTS LINES. THOSE AND ANY OTHER EASEMENT SHOWN AND DESIGNATED AS RIDGES METROPOLITAN DISTRICT (R.M.D.) EASEMENT MAY BE IN WHOLE OR IN PART OR ANY PORTION THERE OF REAPPORTIONED TO THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION.

APPROVED *Ridges Architectural Control Committee*

SCALE: 1" = 20'
 FOUND PIN L.S. 9960 EXCEPT AS NOTED

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

Legal Description: 348 Ridge Circle Drive, Lot 11A, Block 25, The Ridges Filing No. Five, County of Mesa, State of Colorado, and being more particularly described as follows:
 SEE ATTACHED SHEET

This is to certify that on the 16th day of October 1981, a survey was

Jo McTiver Cornforth Rentals
361 Hillview Drive
Grand Junction, CO 81503
970-243-2456
June 11, 1998

Ridges Architectural Control Committee Re, 3591/2 Hillview Dr.

The following is the proposed work to take place at a Duplex Townhouse unit at 361 and 359.5 Hillview Dr.
(Beg SW Cor Lot 11A Blk 25 the Ridges Fil No 5 Sec 20.)

359.5 Hillview

1. Enclose carport, install automatic garage doors. The enclosure will duplicate the enclosure approved 5 years ago at 361 Hillview
2. Entire residence to receive stucco over existing masonite siding. Bids now being submitted by three licensed applicators. (Calvin Stucco, Mark Calvin, 256-0890; Stucco Systems, Inc., Karl Roehm, 241-4605 and Quality Stucco West, Charles Hutchison, 242-5769). The stucco system will consist of Hard Kote Synthetic: Double Black Paper, 1/2" Foam, 20 Gauge Wire, All Edges W/Reinforced Metal J Bead or Equal, Green Kote Applied, Finished with Synthetic Paint and Texture. Color will remain the same or at least similar to the existing color scheme.

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

361 Hillview

1. Entire residence to receive stucco exterior, same as above

Owner, Applicant Jo Cornforth



6/11/98

Approved Ridges Architectural Control Committee

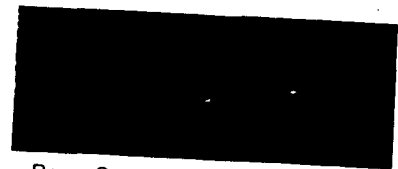
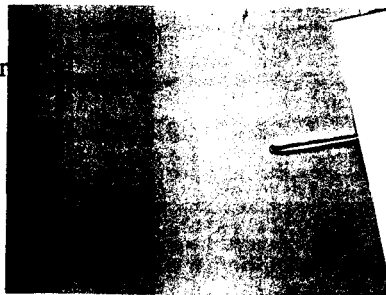
date approved
APPROVED Ridges Architectural Control Committee

Colors attached:

Stucco color

Trim color

Color



Rome Green

D 102-7N

Jo McTiver Cornforth Rentals
361 Hillview Drive
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June 11, 1998

Ridges Architectural Control Committee

Re 348 Ridge Circle

The following is the proposed work to take place at a Duplex Townhouse unit at the corner of Ridge Circle Drive and Hillview Drive. The specific addresses being 348 and 348.5 Ridge Circle Drive, (Beg SW Cor Lot 11A Blk 25 the Ridges Fil No 5 Sec 20.)

348 Ridge Circle Drive, (the unit facing the Monument)

1. Enclose carport, install automatic garage door.
2. Covered entry porch to be enclosed with almond colored, vinyl clad, low E slider and safety glass window to match. Both units to having matching screens. Entry porch will become an enclosed sun porch to meet the needs of the tenant with severe allergies. Secure entry from the garage into the sun porch via 3 foot door.
3. Entire residence to receive stucco exterior over existing masonite siding. Bids now being submitted by three licensed applicators. (Calvin Stucco, Mark Calvin, 256-0890; Stucco Systems, Inc., Karl Roehm, 241-4605 and Quality Stucco West, Charles Hutchison, 242-5769). The stucco system will consist of Hard Kote Synthetic: Double Black Paper, 1/2" Foam, 20 Gauge Wire, All Edges W/Reinforced Metal J Bead or Equal, Green Kote Applied, Finished with Synthetic Paint and Texture. Color will remain the same or at least similar to the existing color scheme. *see 359.5 H.V.*

348.5 Ridge Circle Drive, (the unit facing the street, Hillview Drive.)

1. Enclose carport, install automatic garage door.
2. Entire residence to receive stucco exterior....same as above.

Owner, Applicant Jo Cornforth

Jo Cornforth 6/11/98

Approved Ridges Architectural Control Committee

**APPROVED Ridges Architectural
Control Committee**

date approved _____