

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81551



Your Bridge to a Better Community

BLDG ADDRESS 2336 1/2 Rattle Snake Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 120 sqft
TAX SCHEDULE NO. 2943-2019-085 SQ. FT. OF EXISTING BLDGS 1546
SUBDIVISION THE RIDGES F TOTAL SQ. FT. OF EXISTING & PROPOSED 1866
FILING #8 BLK 25 LOT 194 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) OWNER WAYNE DITMEER USE OF EXISTING BUILDINGS Res.
(1) ADDRESS PO Box 4452 DESCRIPTION OF WORK & INTENDED USE Extend Garage 6'
(1) TELEPHONE 242-2313 TYPE OF HOME PROPOSED:
(2) APPLICANT Bret Black Site Built Manufactured Home (UBC)
(2) ADDRESS PO Box 55431 G.S. 6 81505 Manufactured Home (HUD)
(2) TELEPHONE 858-1210 Other (please specify) _____

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 PD Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 10' from PL, Rear 10' from PL Parking Req'mt 2
Special Conditions ACC approval req'd
Maximum Height _____ CENSUS 1401 TRAFFIC 96 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 8-4-01
Department Approval C. Jaye Nelson Date 9-14-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>9/14/01</u>

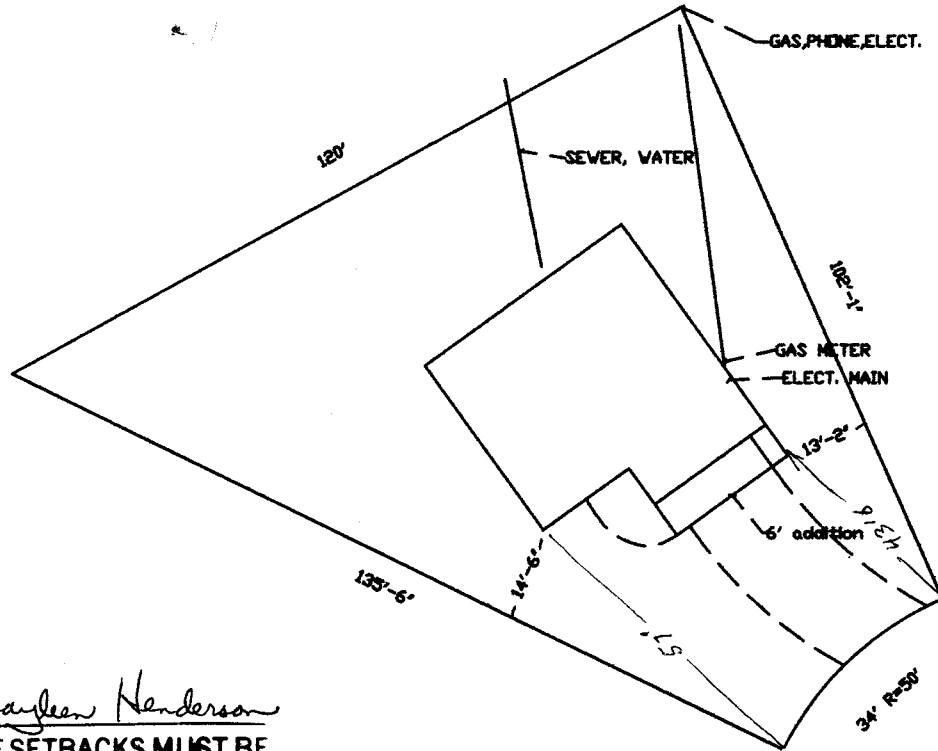
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

THE RIDGES FILLING #5

Block Twenty Five 19A

Parcel # 2943-201-19-085



ACCEPTED *Gayleen Henderson*
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.

NO.	REVISION/DATE	DATE
DRAWN BY Mesa Metal PO BOX 50451, GRAND JUNCTION, CO. 81505 Phone: (970) 201-3475		
CHECKED BY WAYNS GAR. KITTLE SWIRE, GRAND JUNCTION, CO.		
DATE WAYNE DIETMEIER 3/12/2010		
PROJECT MESA METAL (970) 201-3475		
NO.	SHEET	DATE
PLOT PLAN	3	03-28-01
127-1	OF	

APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

\$ 5.00
pd
9.6.01

Job No. _____
 Builder or Homeowner WAYNE DIETMEIER / MESA MOUNTAIN
 Ridges Filing No. 5
 Block 25 Lot 19A
 Pages Submitted 4
 Date Submitted 9.6.01

A - Approved
NA - Not Approved

Phone # 858-1210 Ext 828

SITE PLAN

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P
- Q
- R
- S
- T
- U
- V
- W
- X
- Y
- Z

Front setback (20'-0" minimum) 37'
 Rear setback (10'-0" minimum) 30'
 Side setbacks (10'-0" minimum "B" and "C" lots) 12' & 14'
 Square Footage 170 addition to garage
 Sidewalks concrete
 Driveway (asphalt or concrete) concrete
 Drainage existing
 Landscaping existing

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

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P
- Q
- R
- S
- T
- U
- V
- W
- X
- Y
- Z

Height (25'-0" maximum) 12' 11"
 Roof - Material Arch. Shingles Color match
 Trim - Color match existing
 Siding - Material match existing Color _____
 Material _____ Color _____
 Brick - Color N/A
 Stone - Color N/A
 Balcony N/A
 Porches or patios N/A
 Other _____

OK
C. ADAIR
9/13/01

NOTE: All exposed flashing and metal shall be painted so as to blend.

APPROVED SUBJECT TO:

NOTE: Sewer, radon, and water permits must be obtained prior to issuance.
 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 building plans that were submitted, including plot plan, landscaping, and drainage plan.

GES Architectural Control Committee
[Signature]

Builder/Realtor/Homeowner
By _____
Date 9-13-