

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

61311-13178

Building Address 383 B EXPLORER CT
 Parcel No. 2945-201-01-072
 Subdivision Rock Ridge Condos
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs ~~1508~~ No. Proposed 0
 Sq. Ft. of Existing Bldgs 1508 Sq. Ft. Proposed 40
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name MAUREEN JORDAN
 Address 383 B EXPLORER CT
 City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): replace deck + AC pad
add pergola

APPLICANT INFORMATION:

Name MAUREEN JORDAN
 Address 383 B EXPLORER CT
 City / State / Zip GRAND JUNCTION, CO 81503
 Telephone (970) 243-2418

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 318 from property line (PL) Permanent Foundation Required: YES NO _____
 Side Per Bldg from PL Rear _____ from PL Parking Requirement 2
 Maximum Height of Structure envelope Special Conditions replacing existing deck,
Add pergola above deck w/in
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) Adg envelope.

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 Maureen Jordan Date 9/11/05
 Department Approval C. Jay Hall Date 9/11/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No chrg in Use</u>
Utility Accounting	<u>Marshall</u>		Date <u>9/11/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

A - Approved
 NA - Not Approved

Job No. _____
 Builder or Homeowner _____
 Ridges Filing No. _____
 Block _____ Lot _____
 Pages Submitted _____
 Date Submitted _____

Phone # 243-2418
 Address 383 B Explorer Ct 81503

SITE PLAN

- | | |
|--------------------------|--------------------------|
| A | NA |
| <input type="checkbox"/> | <input type="checkbox"/> |
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See attachments.
 Front setback (20'-0" minimum) _____
 Rear setback (10'-0" minimum) _____
 Side setbacks (10'-0" minimum "B" and "C" lots) _____
 Square Footage *Replacing existing structure - pg 2*
 Sidewalks _____
 Driveway (asphalt or concrete) _____
 Drainage _____
 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

- | | |
|--------------------------|--------------------------|
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Height (25'0" maximum) _____
 Roof - Material _____ Color _____
 Trim - Color _____
 Siding - Material _____ Color _____
 Material _____ Color _____
 Brick - Color _____
 Stone - Color _____
 Balcony _____
 Porches or patios _____
 Other Replace existing deck and fence (which is 6' in elevation), add pergola vertical to deck, and add AC pad and enclosure. See attachments.

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

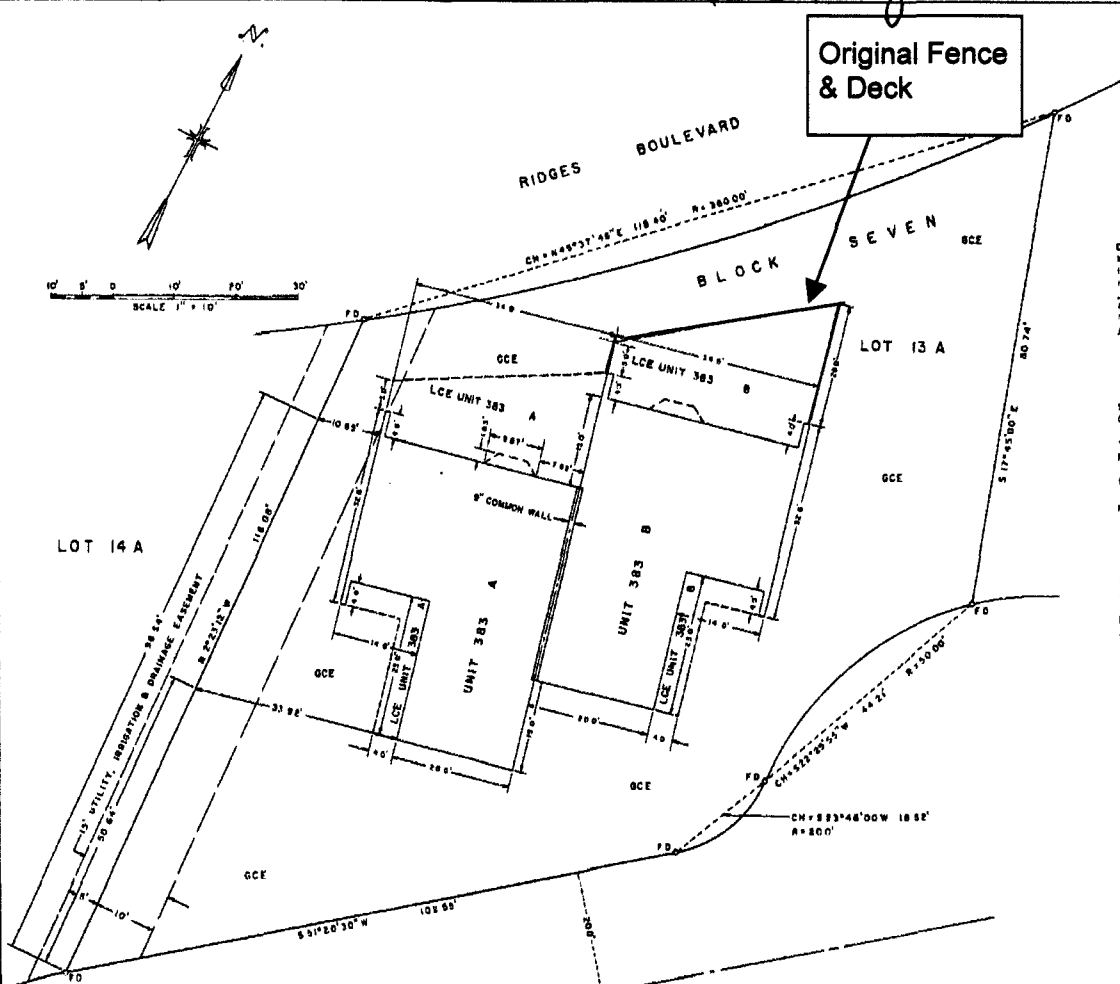
By signature below, builder or owner guarantees that improvements will be constructed as shown on this form and on building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By *[Signature]*
 By *[Signature]*

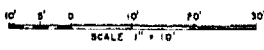
Builder/Realtor/Homeowner
 By Maureen Jordan
 Date 8/22/05

Existing

FIFTH AMENDED
CONDOMINIUM MAP OF
ROCK RIDGE CONDOMINIUMS
MESA COUNTY, COLORADO



Original Fence & Deck



OWNER'S CERTIFICATE

Design Structures of Grand Junction Inc., Don Hunter, President, and Larry Kiebold, Secretary, as owners of the herein described real property, do hereby certify that this amended map of Rock Ridge Condominiums has been prepared pursuant to the declarations of Rock Ridge Condominiums recorded June 20, 1980, Book 1283, Page 177, the Amendment to Condominium Declaration to Rock Ridge Condominiums recorded June 20, 1980, Book 1283, Page 178, and the further Amendment to the Condominium Declaration to Rock Ridge Condominiums recorded June 20, 1980, Book 1283, Page 179, in the records of Mesa County, Colorado.

DESIGN STRUCTURES OF GRAND JUNCTION INC., A COLORADO CORPORATION
Don Hunter, President
Larry Kiebold, Secretary

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 9 day of September, A.D. 1981, by Don Hunter, President, and Larry Kiebold, Secretary, officers of Design Structures of Grand Junction, Inc., a Colorado Corporation. Witness my hand and official seal My commission expires 4/1/82

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 3:20 o'clock P.M. this 12 day of September, A.D. 1981, and is duly recorded in Plot Book No. 1269415, Page 5-68

Paul S. Sawyer, Clerk and Recorder
Raymond H. Hunsley, Deputy

SURVEYOR'S CERTIFICATE

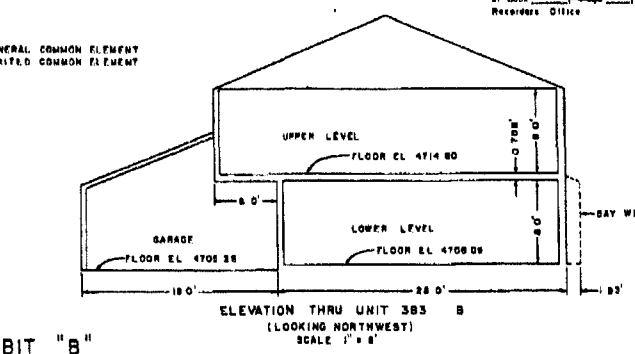
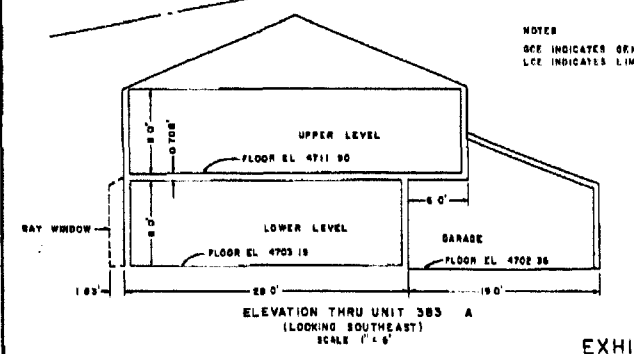
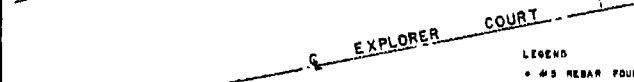
I, J. Roy Peterson, do hereby certify that this plat was made from notes of a field survey made under my direct responsibility, supervision, and directing. Said plat represents the location of the Rock Ridge Condominiums on Lot 13A, Block 7, Parcel of Block Seven and a part of Block Seven, The Ridges, Filing No. Three, as filed in the Office of the Clerk and Recorder of Mesa County. And I further certify that the Condominium map substantially depicts the location of the building, the unit, the unit designation, the dimensions of the units and the building symbol. Such condominium map was prepared subsequent to substantial completion of the improvements.

J. Roy Peterson, Colo. Reg. No. 8837

AMENDMENT CERTIFICATE

This map is an amendment to the certain condominium map relating to Lots 12A, 16A, 18A, and 14A Block 7, Parcel at Block Seven and a part of Block Seven, The Ridges, Filing No. Three, previously recorded as AMENDMENT NO. 1, 1980 at Book 1283, Page 178, of the Book of plats of the Clerk of Mesa County Clerk and Recorder, and the amendment to the condominium map previously recorded as AMENDMENT NO. 2, 1980 at Book 1283, Page 179, at the book of plats of the records of the Clerk of the Mesa County Clerk and Recorder's Office.

DESIGN STRUCTURES OF GRAND JUNCTION INC., A COLORADO CORPORATION
Don Hunter, President
Larry Kiebold, Secretary



NOTICE: According to Colorado law, you must maintain the title insurance policy for your unit. Please contact your title insurance company for more information. If you are not a title insurance policyholder, please contact your title insurance company for more information. The title insurance policy is a contract between you and the title insurance company. It is not a contract between you and the developer. The title insurance policy is a contract between you and the title insurance company. It is not a contract between you and the developer.

WITNESSES: I, J. Roy Peterson, do hereby certify that this plat was made from notes of a field survey made under my direct responsibility, supervision, and directing. Said plat represents the location of the Rock Ridge Condominiums on Lot 13A, Block 7, Parcel of Block Seven and a part of Block Seven, The Ridges, Filing No. Three, as filed in the Office of the Clerk and Recorder of Mesa County. And I further certify that the Condominium map substantially depicts the location of the building, the unit, the unit designation, the dimensions of the units and the building symbol. Such condominium map was prepared subsequent to substantial completion of the improvements.

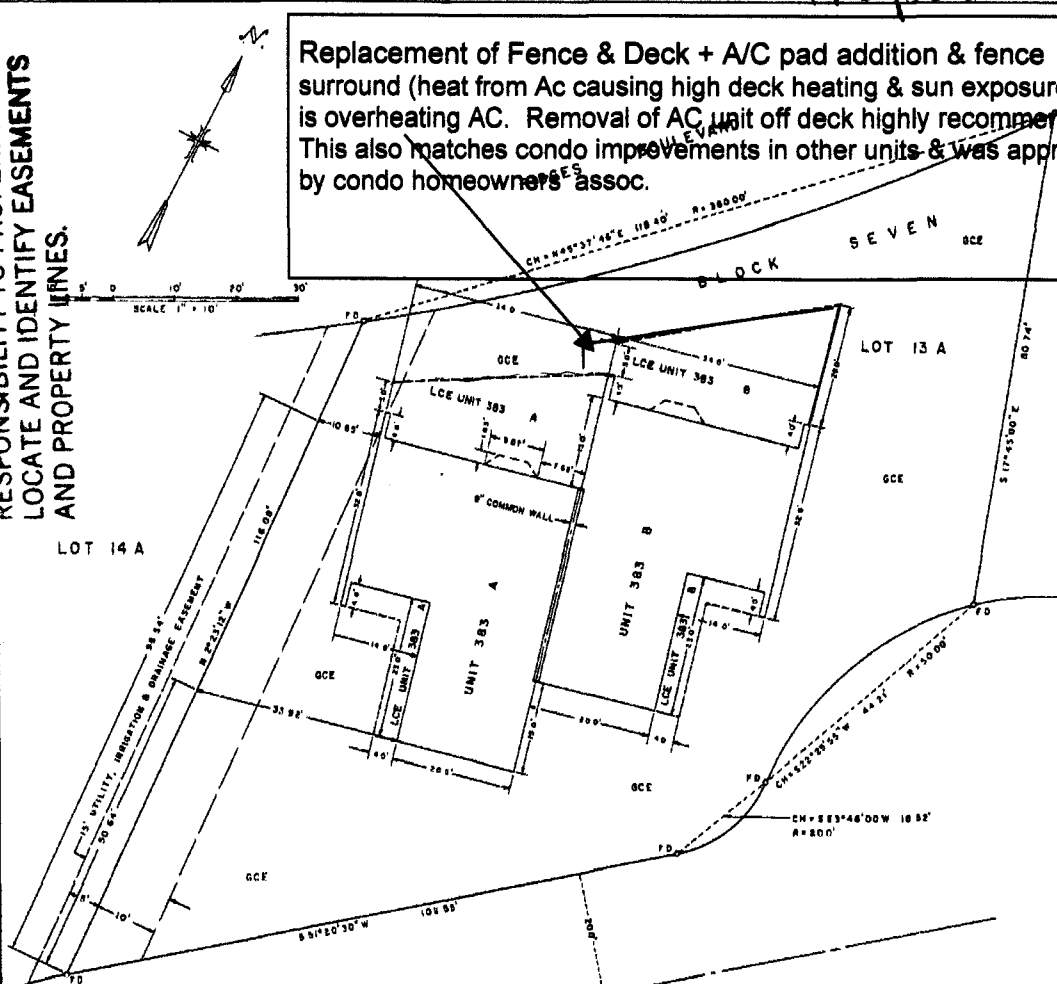
EXHIBIT "B"

Proposed

FIFTH AMENDED
CONDOMINIUM MAP OF
ROCK RIDGE CONDOMINIUMS
MESA COUNTY, COLORADO

9/1/05 City Hall
ACCEPTED
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.

Replacement of Fence & Deck + A/C pad addition & fence surround (heat from Ac causing high deck heating & sun exposure is overheating AC. Removal of AC unit off deck highly recommended. This also matches condo improvements in other units & was approved by condo homeowners' assoc.



OWNER'S CERTIFICATE

Design Structures of Grand Junction Inc., Dan Hunter, President, and Larry Kiebold, Secretary, on behalf of the herein described real property, do hereby certify that this amended map of Rock Ridge Condominiums has been prepared pursuant to the declarations of Rock Ridge Condominiums recorded JUNE 25, 1980, Book 1282, Page 177 and the Amendment to Condominium Declaration to Rock Ridge Condominiums recorded NOV 10, 1980, Book 1282, Page 182, in the records of Mesa County, Colorado, and the further Amendment to the Condominium Declaration to Rock Ridge Condominiums recorded JUNE 25, 1981, Book 1340, page 119, in the records of Mesa County, Colorado.

DESIGN STRUCTURES OF GRAND JUNCTION INC., A COLORADO CORPORATION
Dan Hunter, President
Larry Kiebold, Secretary

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 9 day of September, A.D. 1901, by Dan Hunter, President, and Larry Kiebold, Secretary, officers of Design Structures of Grand Junction, Inc., a Colorado Corporation.
Witness my hand and official seal
My commission expires 4/1/02

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 3:20 o'clock P. M. this 12 day of September, A.D. 1901, and is duly recorded in Plot Book No. , Page 5-68

Paul Sawyer, Clerk and Recorder
By: Harold W. Huskey, Deputy

SURVEYOR'S CERTIFICATE

I, J. Roy Peterson, do hereby certify that this plat was made from notes of a field survey made under my direct responsibility, supervision, and executing said plat represents the location of the Rock Ridge Condominiums on Lot 13A, Block 7, Replat of Block Seven and a part of Block Seventeen, The Ridges, Filing No. Three, as filed in the Office of the Clerk and Recorder of Mesa County. And I further certify that the Condominium map substantially depicts the location of the building, the units, the unit designations, the dimensions of the units and the building symbols. Such condominium map was prepared subsequent to substantial completion of the improvements.

J. Roy Peterson, Colo Reg No 5837

AMENDMENT CERTIFICATE

This map is an amendment to that certain condominium map relating to Lots 12A, 12A, 12A, and 14A Block 7, Replat of Block Seven and a part of Block Seventeen, The Ridges, Filing No. Three, previously recorded as FILE 28-2, 1900 at Book 1282, Page 182 of the book of plats of the records of the Clerk of Mesa County Clerk and Recorder, Office. The amendment to the condominium map previously recorded as FILE 28-2, 1900 at Book 1282, Page 182, at the book of plats of the records of the Clerk of the Mesa County Clerk and Recorder's Office.

DESIGN STRUCTURES OF GRAND JUNCTION INC., A COLORADO CORPORATION
Dan Hunter, President
Larry Kiebold, Secretary

LEGEND
• #3 REBAR FOUND

NOTES
GCE INDICATES GENERAL COMMON ELEMENT
LCE INDICATES LIMITED COMMON ELEMENT

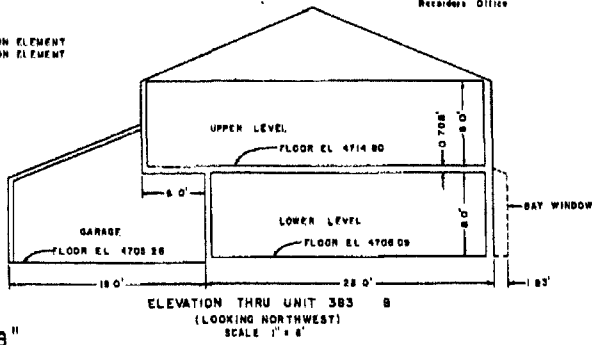
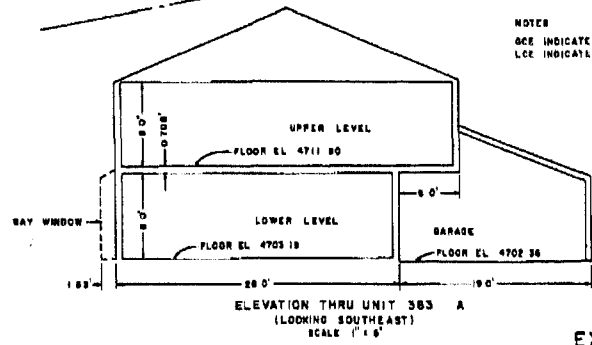


EXHIBIT "B"

WINTER THOMAS INC.
FOURTH AMENDED CONDOMINIUM MAP OF
ROCK RIDGE CONDOMINIUMS
UNITS 383 A AND 383 B
LOT 13A - BLOCK 7
REPLAT OF BLOCK 7 & PART OF BLOCK 17
THE RIDGES FILING NO 3
MESA COUNTY, COLORADO
REGISTERED: 224 GRAND ST. CHLENEY, 147
GRAND JUNCTION, CO. 81502-1747



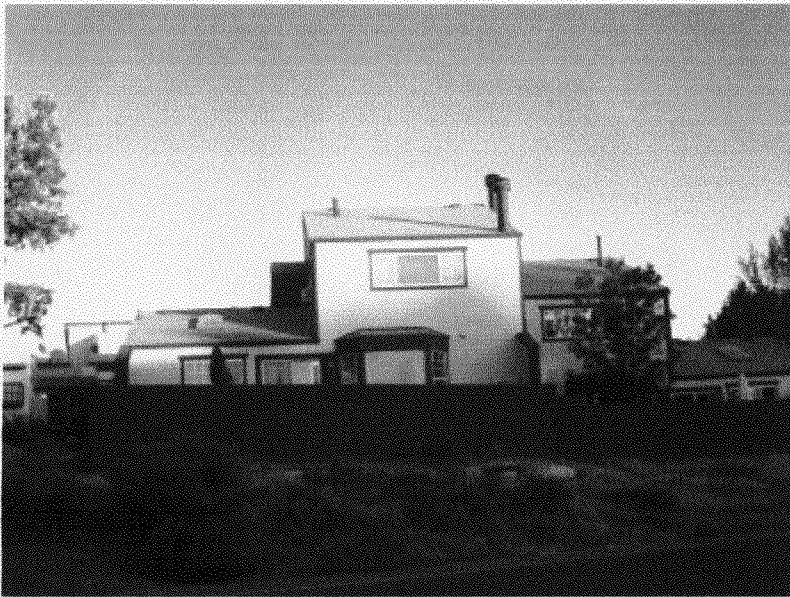
Existing fence.
Proposed AC pad & enclosure at end of fence would measure 5' (existing depth) and extend 8'10" linear along the existing length.



Proposed modification to replacement deck: 1) Gate and steps for deck and house access. (The angle of the front entry and the stairway prohibits use for certain furniture items, and appliances, which had to be lifted over the existing deck and brought through the back doors.)

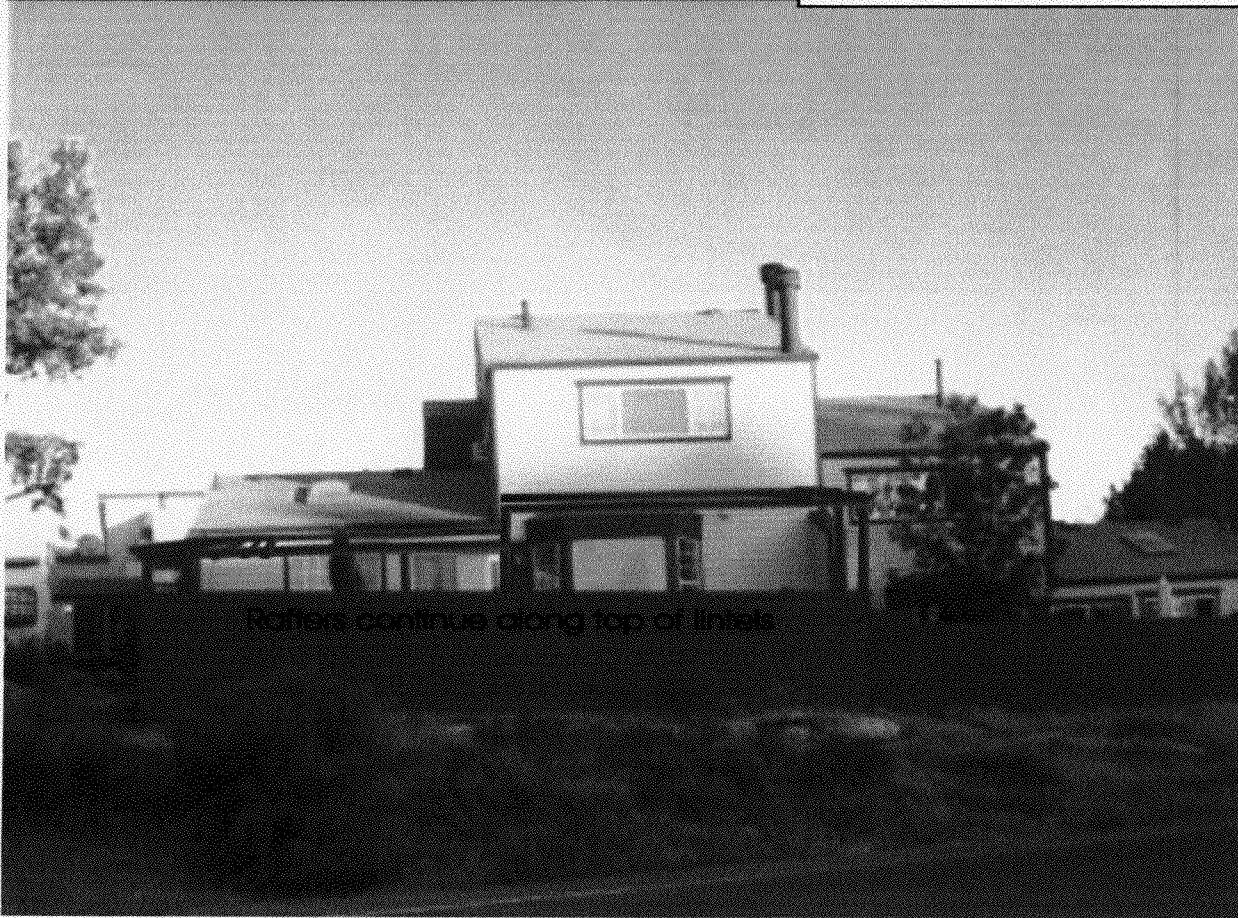


Vertical Addition to Deck: The western sun is so hot on this deck that it is unusable. We are hoping to build a pergola and install a mister under the lintels to cool it off and make it inhabitable. There are several in the neighborhood that look quite nice. http://www.loanofficer.us/construction_terminology.htm defines "pergola" as "open, structural framework over an outdoor area...." Someone at the community development office asked what it was, so I thought I'd include it here.

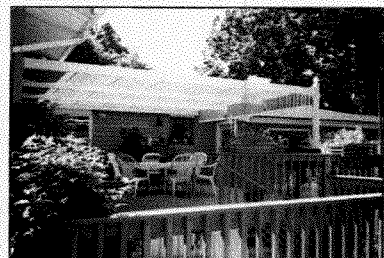
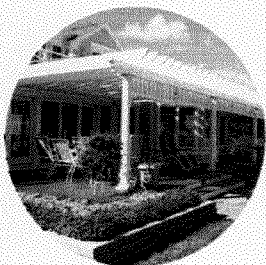
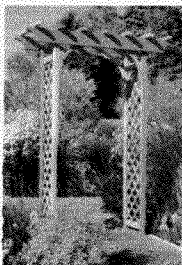


Current view, left. Below is a partial computer-generated prototype. The posts are 6"x 6" treated lumber, the lintels are 2" x 8" cedar, and the rafters are 2" x 6" cedar. The rafters are level, although the graphics don't reflect this.

The top of the pergola over the doors is 8' from the deck floor (which is 2'11" below top of the fence, and the top of the pergola over the bay window is 10'5" from the deck floor. The ground slopes from underneath the door to the fence.



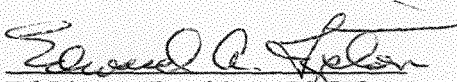
Below are some pictures of various pergolas so you might have a better idea of our intentions.



8/22/05

To Whom It May Concern:

The plans submitted to the board of directors of Rock Ridge Homeowners Association by Maureen Jordan, 383 B Explorer Ct. to replace the existing deck and add a pergola to the deck and also to add an AC pad and enclosure have been approved.



Ed Lipton, President, RRHOA
381 1/2 Explorer Ct
Grand Junction, CO 81503