

FEE \$	1000
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 385 Ridgeway Drive
 Parcel No. 2945-212-13024
 Subdivision Ridges
 Filing # 3 Block 17 Lot 11C

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 3500 Sq. Ft. Proposed 980
 Sq. Ft. of Lot / Parcel 35,022
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 25 ft

OWNER INFORMATION:

Name Michael & Gayla Meyers
 Address 385 Ridgeway Dr
 City / State / Zip Grand Junction Co
81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Other (please specify): Accessory structure

APPLICANT INFORMATION:

Name Michael & Gayla Meyers
 Address 385 Ridgeway Drive
 City / State / Zip Grand Junction Co
81503
 Telephone 970-248 8034

***TYPE OF HOME PROPOSED:**

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

NOTES: livingroom i. bedroom guest quarters

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 <u>PD - 'C' TYPE</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>25'</u>	Special Conditions <u>ACC approval required</u>
Voting District _____	Driveway Location Approval _____
(Engineer's Initials) _____	<u>Not an accessory dwelling unit, no full kitchen facility allowed.</u>

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 Gayla Meyers Date 1-2-07
 Department Approval JMR Date 1-9-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. _____
Utility Accounting <u>Kate C...</u>	Date <u>1/9/07</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)

4/7/06
JAMES W. BRADY

PLANNING
DEPARTMENT'S
PROPERTY
REQUIREMENTS

LOT
DOES
NOT
CLOSE

LOT 10C

S 77°17'11" E

N 24°20'54" E
70.00'

N 48°32'40" W
125.00'

N 20°54'12" W
110.92'

12' Setback

No kitchen
allowed

PORCH

60.3'
TWO STORY
FRAME

CONCRETE

FR. GAR.
24.2'

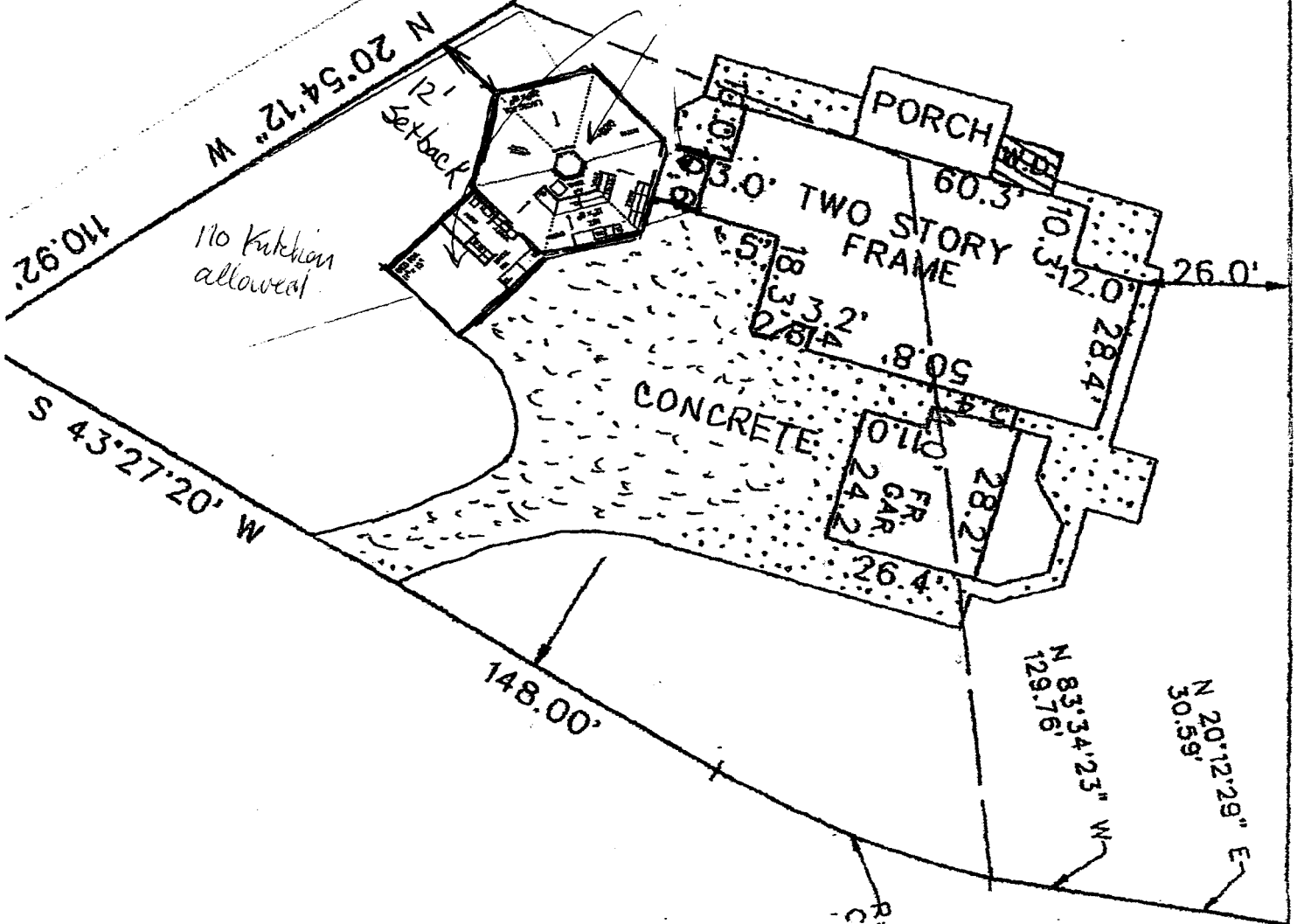
S 43°27'20" W
148.00'

148.00'

N 83°34'23" W
129.76'

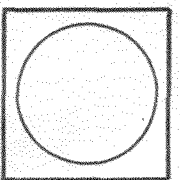
N 20°12'29" E
30.59'

255.00'



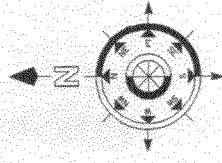
REVISIONS	
A	TR 12.11.06
B	KLU 12.14.06
C	
D	
E	
F	
G	
H	

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



**DORSEY CUSTOM HOMES
 DRAINAGE & GRADING
 SPYGLASS PHASE - 2
 LOT 199 / 190 RIVER RIDGE RD.**

DRAWN BY AUTODRAFT	DATE 11-30-06
FILE NAME	SCALE 1/8" = 1'-0"
	SHEET G1



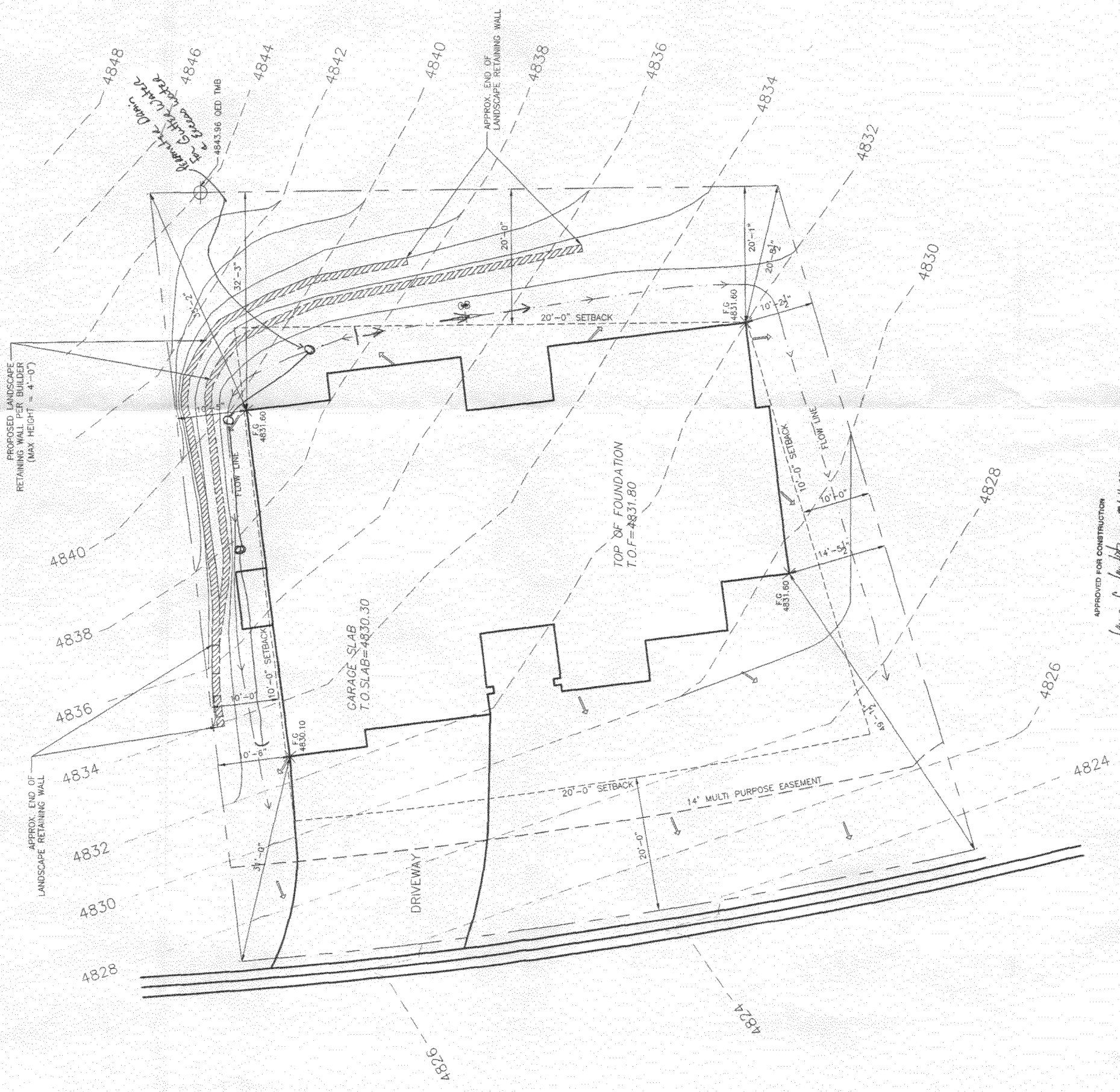
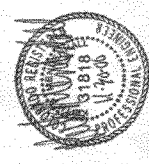
LEGEND

— PROPERTY LINE
 - - - SETBACK
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS

CB GRADE BREAK
 ⊕ QED SURVEY - TMB

SCALE: 1/8" = 1'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPYGLASS RIDGE
FILING NUMBER	2
LOT NUMBER	199
BLOCK NUMBER	9
STREET ADDRESS	199 RIVER RIDGE ROAD
COUNTY	MESA
GARAGE SQ. FT.	726 SQ. FT.
COVERED ENTRY SQ. FT.	99 SQ. FT.
COVERED PATIO SQ. FT.	104 SQ. FT.
LIVING SQ. FT.	2743 SQ. FT.
LOT SIZE	.25 ACRES
SETBACKS USED	FRONT 20' SIDES 10' REAR 20'



APPROVED FOR CONSTRUCTION
 James C. Lamb
 Community Development Department
 Date: 11-4-09

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

Pl. S. 00

A - Approved
NA - Not Approved

Job No. _____
Builder or Homeowner MICHAEL & GRAYLA MEYERS
Ridges Filing No. 3
Block 17 Lot 10C & 11C
Pages Submitted 7
Date Submitted 1-2-07

248-8034

SITE PLAN

- | A | NA | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>45'</u> |
| <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) <u>12'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>980</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>concrete</u> |
| <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 type="checkbox"/> | <input type="checkbox"/> | Height (25'0" maximum) <u>25'</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>shingle</u> Color <u>Lt. brown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>vinyl</u> Color <u>Lt. green</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Material _____ Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color <u>Lt. brown moss rock</u> |
| <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:

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] 1/8/07
By [Signature]

Builder/Realtor/Homeowner
By [Signature]
Date 1-8-07