

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

13342-0

Building Address 406 RIDGES BLDG #1 (II) No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2945-163-26-012 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision La Roche CONDOS Sq. Ft. of Lot / Parcel _____
 UNIT 4 Block I Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name La Roche ASS.
 Address 406 RIDGES
 City / State / Zip CO CO 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

PAID
 APR 16 2009
 RB

APPLICANT INFORMATION:

Name WESTGATE LLC
 Address PO Box 179
 City / State / Zip Fruita CO 81521
 Telephone 261-5133

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): NO SEWER OR WATER

NOTES: (COVER SPAN OF RECESS)
ROOF REPAIR

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 PLANNING STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) _____ Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions per approved plan
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 4/16/09
 Planning Approval [Signature] Date 4-16-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SEWER OR WATER</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/16/09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

121 Chipeta Avenue
 Grand Junction, CO 81501

A - Approved Cynthia Adair (970) 261-2533
 NA - Not Approved Frank Rinaldi (970) 241-0900
 Ted Munkres (970) 243-0929

Job No. _____
 Builder or Homeowner WESTGATE LLC
 Ridges Filing No. 406 RIDGES BLDG.
 Block _____ Lot #1
 Pages Submitted 4
 Date Submitted 9/13/09

Contact Number _____
 Please include \$5.00 cash payment

SITE PLAN

- | A | NA | |
|--------------------------|--------------------------|---|
| <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 type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>OWENS CORNING</u> Color <u>SHASTA WHITE 30yr</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material _____ Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 <u>MITTANCE</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios <u>PERMIT</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Other <u>(OVERSPAN OF RECESS)</u> |

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

APPROVED SUBJECT TO:

REMOVE TOP CAP OF ROOF AS SEEN
IN ATTACHED LABELED AS (A+B) REFER TO PHOTOS
SHOWING ROOF. OVER FRAME OF RECESS, ROOF HAS
BEEN ROOFED RECENTLY, WE WILL MATCH THAT MATERIAL
30 yr, DEM, ASSISTANT, Comp.

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] Builder/Realtor/Homeowner
 By Cynthia & Frank Date 4/13/09

*KNOWN AS BUILDING I By ASSESSOR
UNITS 20,21,22,23,24,25*

**Mesa County
Assessors Office**

544 Rood Avenue
P.O. Box 20000
Grand Junction, CO 81502

Tax Information

Report Date: 4/13/2009

Parcel Number: **2945-163-26-012**
 Location: **406 RIDGES BLV 23**
 Mailing Address: **406 RIDGES BLVD APT 23**
GRAND JUNCTION, CO 81507-1628
 Owner: **KREE STRINGER**
 Company Name:
 Joint Owner:
 Neighborhood: **La Roche Condos**
 Assoc. Parcel:
 Title Status:



Air Photography Dates from 2007

Tax Information

Latest TAC (Tax Area Code): **18106**

Tax Year	Improvements (Actual)	Land (Actual)	Total (Actual)	Improvements (Assessed)	Land (Assessed)	Total (Assessed)	Mill Levy	Special Tax	Taxes
2009	\$77,740	\$25,000	\$102,740	\$6,190	\$1,990	\$8,180	0.06856*	\$0.00	\$560.82
2008	\$77,740	\$25,000	\$102,740	\$6,190	\$1,990	\$8,180	0.06856	\$0.00	\$560.82
2007	\$77,740	\$25,000	\$102,740	\$6,190	\$1,990	\$8,180	0.069101	\$0.00	\$565.25

*2009 Estimated Tax is Using 2008 Mill Levy

Sales

Date	Grantor	Book	Page	Sale Price	Document Type
06/08/2007	JULSON	4443	898	\$134,000	WD
06/30/2006	STRUWE	4199	241	\$120,000	WDJT
06/15/2005	UNVERFERTH	3925	930	\$103,000	WDJT
06/28/2002	SPENGLER	3107	15	\$79,900	WDJT
05/16/1994	HUEBER	2072	717	\$56,500	WD
04/06/1993	HAMILTON	1967	755	\$43,000	WD
08/30/1990		1802	913	\$23,800	WD
05/01/1989	BURKE	1741	245	\$55,600	WD

Legal Description

**UNIT 4 BLDG I LA ROCHE CONDOS FIRST PHASE
 RECPT NO 1287846 DECL RECD B-1365P-644 THRU
 672 & AN UND INT IN COMMON AREAS EXC THAT
 PT KNOWN AS LA ROCHE ENTERPRISES PH 4 SEC
 16 1S 1W**

Land Description

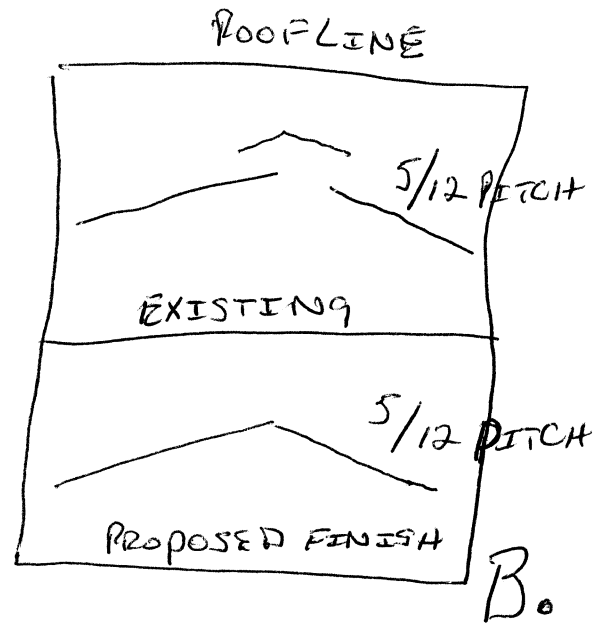
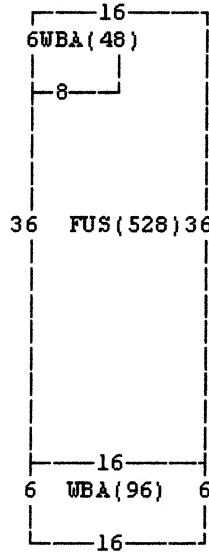
Land#	Units	Unit Desc.	Use Code	Use Desc.
1	1	Lot	1130	CONDOMINIUMS

Acreage is approximate and should not be used in lieu of Legal Documents

4-16-09
ACCEPTED *Baylean Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Building Description

Building #:	1
Units:	1
Architectural Desc.:	TWO STORY
Quality:	average
Actual Year Built:	1981
Effective Year Built:	1981
Rooms:	4
Bedrooms:	2
Bathrooms:	1.5
Heat Type:	HOT WATER
Heat Fuel:	GAS
Heated Sq. Ft.:	1104
Air Cond:	ROOF TOP AIR
Frame:	WOOD FRAME
Wall:	WOOD SIDING
Roof Cover:	WOOD SHINGLES
Commercial Wall Ht.:	0
Commercial Fixtures:	0



Area SqFt
BAS = 576
WBA = 144

Area SqFt
FUS = 528

REMOVE
OVER FRAME
THE RECESS THAT
IS LEFT TO MATCH
OTHER BUILDINGS

Building Photos



