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

BLDG PERMIT NO. 13663-0

Building Address 422 Prospect
 Parcel No. 2945-174-29-024
 Subdivision Ridges
 Filing 6 Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 200
 Sq. Ft. of Lot / Parcel 5619.24
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1800 32%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ralph Romero
 Address 422 prospect
 City / State / Zip Grd Jct, Co 81507

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ralph Romero
 Address 422 prospect Pk
 City / State / Zip Grd Jct, Co
 Telephone 970-243-2612

***TYPE OF HOME PROPOSED:**

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

NOTES: Engineered foundation required
ACCO approval letter required

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>10'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (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 Ralph Romero Date April 20, 2009
 Planning Approval Kustin Korman Date 2/26/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>Q-20</u>	Date <u>2/26/10</u>

Ralph and Lora Romero
422 Prospector Pt.
Grand Junction, CO 81507

October 29, 2009
Job No. 2009020

Dear Ralph and Lora:

The current status of your building permit application is as follows:

It is my understanding that you have already filled out the the Planning Clearance form.

You need a Permit Application completed. I have a copy of the form and can fill it out for you if you wish.

You need to complete the Assessor's form. I also have a copy of the form and can complete it for you as well.

You should also present letters from myself (I am presently drafting one for you), and from your electrician, stating that the structural and electrical components of the addition appear to meet code requirements. And One of the people I spoke to at the Building Code Department made note of a current requirement for arc fault protection. You may wish to contact your electrician for an opinion on whether this would apply to your addition.

The letter I provide will not address wall framing and roof framing issues, and may not address foundation/concrete reinforcement issues to the satisfaction of the Building Department. They may require you to remove the attic vent and look in the attic for insulation and framing inspection, and may require you to remove the drywall to inspect stud spacing and wall insulation.

They may also require that a metal detector be used to confirm the presence of steel reinforcement in the foundation. This will not be known until the time they perform their inspection. It may be wise not to address the issue of reinforcing steel, unless the City brings it up; if they do not feel a more detailed inspection in this area is necessary, I am comfortable that the foundation is adequate.

According to the Planning Department, they will require a gamma radiation survey.

Also required is a letter from your Home Owners Association saying that the modifications to the original structure are in compliance with the requirements of the Architectural Control Committee (usually setback and zoning issues). A letter bearing the signatures of three Architectural Control Committee members is required as well as a \$10 fee. The letter from your attorney should be helpful in this respect as well.

I will provide a statement that there is no plumbing or heating in the addition.

In

Also required is a site plan. The Improvement Location Certificate (ILC) may suffice. However, it is quite possible that the City will require a modification showing the outline of the addition. If the surveyor who performed the original ILC is available and willing to amend it, this may be cheaper than hiring a whole new ILC done. If the City requires a whole new ILC, it may be worth investigating whether or not they will accept some other, more readily available document, in satisfaction of the site plan requirement.

A sketch plan (Floor Plan) of the addition is required. It is my understanding from the city that this does not need to be a detailed drawing, and does not need to be signed/sealed by an engineer or surveyor; it only needs to fairly accurately represent the configuration and dimensions of the addition. If you wish, I can provide this document. It would require approximately half an hour of drafting time and a five- or ten-minute visit to your home to obtain some fairly precise dimensions of the addition.

You may need a sewer clearance, the lady at the Building Permit Department said. However, I would not think that this would be necessary, since there is no plumbing in the addition and you have not changed any of the sewer connections or interior sewer lines in the course of constructing the addition. You may wish to follow up on this.

Having assembled these materials, you should call and make an appointment with the City Building Permit Department to have them come out and look at the addition. You can determine, at that time, whether they will require myself and/or your electrician to be present at their inspection. If you need me to attend, please let me know so I can try to schedule that visit to meet their requirements.

I believe you may have said that you were working with Mike Mossberg. When I recently called to speak with him at the Permit Department, I was told that he now works in a different department. Therefore, you may want to anticipate building a relationship with another member of the Building Permit Department. I believe Bob Lee is the head of the group. Mike Mossberg having left the department, I do not really know if any one particular permit official is easier to deal with than another.

Thank you for the opportunity to be of assistance to you.

Sincerely,

Suzanne M. Kupelian, P.E.

SK/sk

Attachments

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

121 Chipeta Avenue
 Grand Junction, CO 81501

A - Approved
 NA - Not Approved

Cynthia Adair (970) 261-2533
 Frank Rinaldi (970) 241-0900
 Ted Munkres (970) 243-0929

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

Contact Number _____
 Please include \$5.00 cash payment

SITE PLAN

- | | | | |
|--------------------------|--------------------------|---|--------------------------|
| <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 | <u>12 feet X 17 Feet</u> |
| <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) | <u>12'0</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>Blue - Asphalt</u> Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>DK-Brown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>Stucco</u> Color <u>Peach</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Material | Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color | <u>None</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color | <u>None</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony | <u>None</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios | <u>None</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Other | <u>addition to home same material & color as home</u>
<u>12' by 17' Foot Room</u> |

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

APPROVED SUBJECT TO:

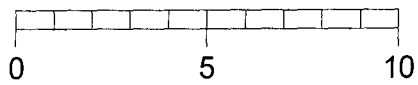
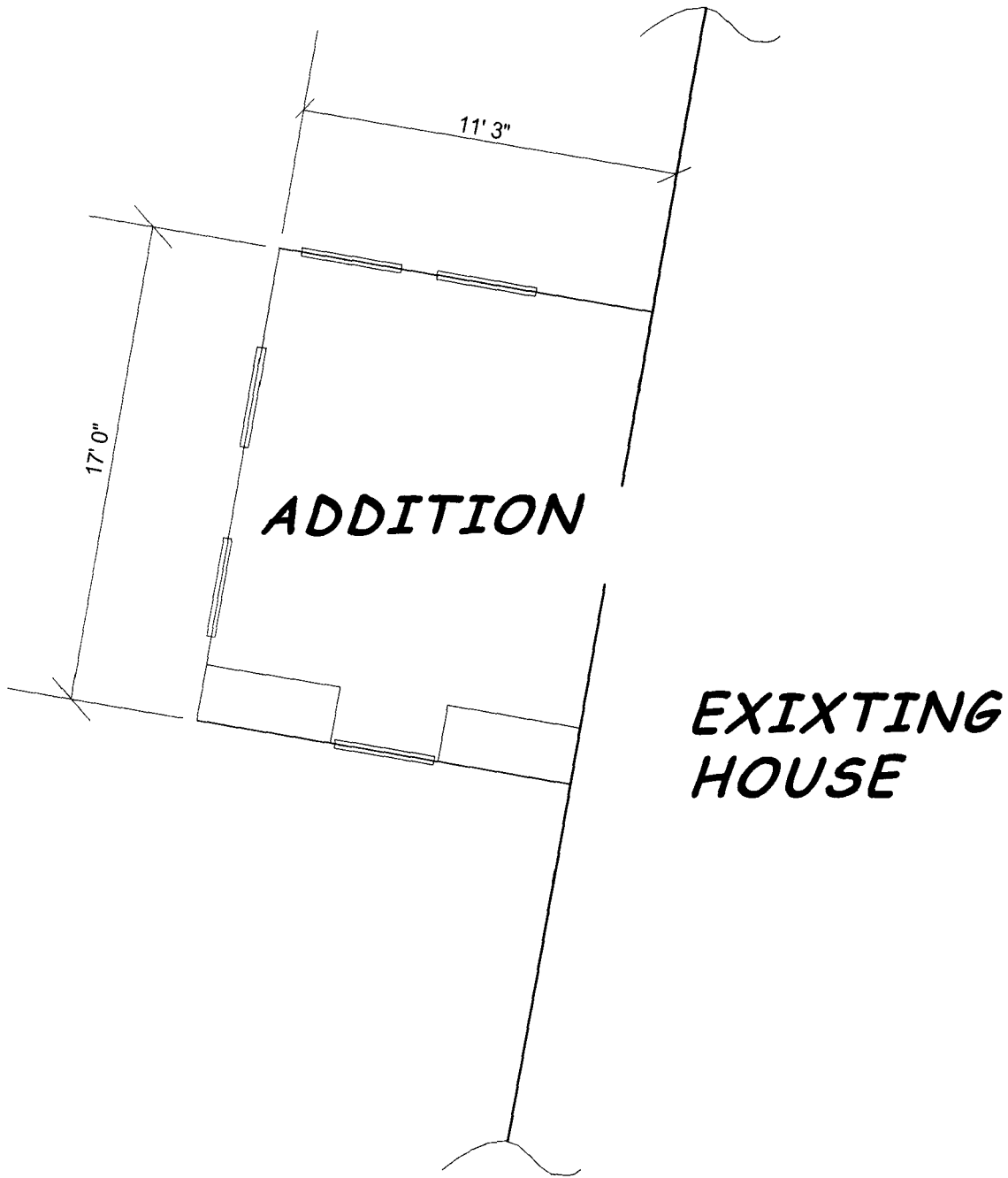
NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

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 Frank R
FRANK R BY PHONE.

Builder/Realtor/Homeowner
 By Ralph Romero
 Date 2-3-10



SCALE

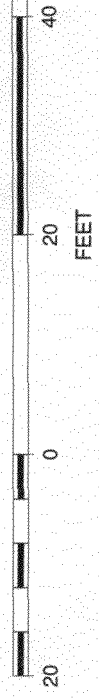
ONE INCH = FIVE FEET

*HIGH POINT
ENGINEERING*

422 Prospector Point → Addition 12' x 17'



SCALE 1 : 207



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
PROPERTY LINES AND ADJACENT LINES.

