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

BLDG PERMIT NO. _____

Building Address 385 Ridgeway Dr No. of Existing Bldgs 2 No. Proposed 2
 Parcel No. 2945-212-13-024 Sq. Ft. of Existing Bldgs 4500 Sq. Ft. Proposed 96
 Subdivision Ridges filing #3 Sq. Ft. of Lot / Parcel 35,022
 Filing 3 Block 17 Lot 10C11C Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Michael + Gayla Meyers
 Address 385 Ridgeway Dr
 City / State / Zip Grand Junction Co 81507

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Michael and Gayla Meyers
 Address 385 Ridgeway Dr
 City / State / Zip GJ, Co 81507
 Telephone 970-2488034

***TYPE OF HOME PROPOSED:**

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

PAID

NOTES: _____

TB

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 Gayla Meyers Date 4-19-10
 Planning Approval Tyler Reynolds Date 4-19-10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting T. Benschley Date 4/19/10

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)

City of Grand Junction GIS Master Map ©



proposed
shed site
8'x12'

ACCEPTED
Tyler Reynolds

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.

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

Builder or Homeowner Michael & Gayla Meyer
Ridges Filing No. 3
Block 17 Lot 10C & 11C
Pages Submitted _____
Date Submitted 4-9-10

* Contact Number 248-8034
Please include \$5.00 cash payment

SITE PLAN

- A NA Front setback (20'-0" minimum) _____
- Rear setback (10'-0" minimum) _____
- Side setbacks (10'-0" minimum "B" and "C" lots) 15'
- Square Footage 96
- 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

- Height (25'0" maximum) 9'
- Roof - Material shingle Color lt. brown
- Trim - Color _____
- Siding - Material CFB Color gray
- Material _____ Color _____
- Brick - Color _____
- Stone - Color _____
- Balcony _____
- Porches or patios _____
- Other 8' x 12' storage shed, on 6" slab

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 OK Phone FRANK RINALDI
By Jed Munkres

Builder/Realtor/Homeowner
By M Meyer
Date 4-9-10

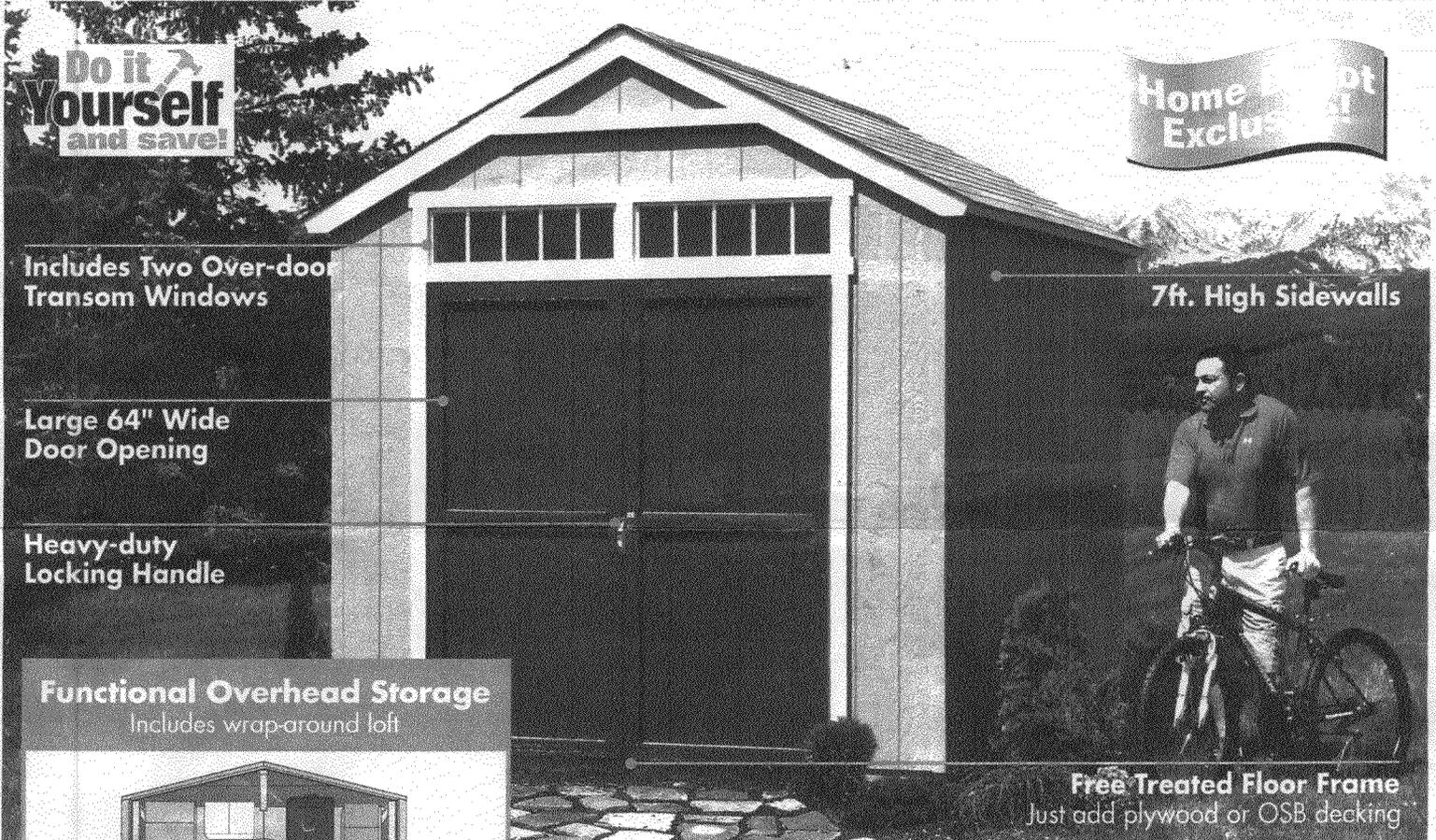
HANDY HOME PRODUCTS



Majestic 8' x 12'

Ready-To-Assemble Wood Storage Building Kit

More Style, Functionality and Value!



Do it Yourself
and save!

Home Depot
Exclusive

Includes Two Over-door Transom Windows

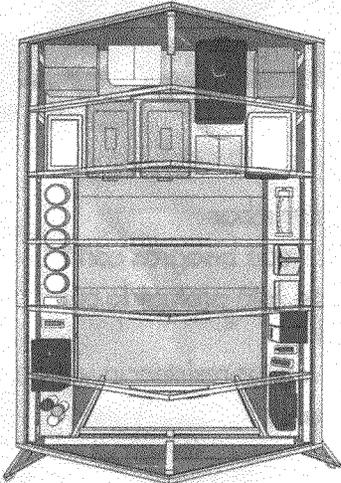
7ft. High Sidewalls

Large 64" Wide Door Opening

Heavy-duty Locking Handle

Functional Overhead Storage
Includes wrap-around loft

Free Treated Floor Frame
Just add plywood or OSB decking



Features:

- In stock†...Take home today!
- Everything is pre-cut . . . nothing to saw
- Pre-assembled, pre-hung doors with continuous hinges
- Pre-primed treated siding resists termites, rot and decay
- Strong wood framing provides superior strength and durability
- Hardware and illustrated instructions included
- Paint and shingle to match your home!™
- 10-year limited material warranty

\$999.00

Plus a **bonus** 8ft. shelf/work surface



HHP Item Number	SKU Number	Nominal Size (w x d x h)	Actual Foundation Size (w x d)	Cubic feet storage
18631-8	744-303	8' x 12' x 9'	8' x 12'	768

Don't forget these items		
Exterior latex paint	Siding	Door
Trim	2 gal.	1 qt.
Floor Decking:		
3 each 3/4" x 4' x 8' OSB or Plywood		

*All stated sizes are nominal dimensions **Paint, shingles and decking not included. †May not be in stock in all stores. See sales associate for more details.

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