

DATE SUBMITTED 9.22.93

BUILDING PERMIT NO. 46392

FEE \$ 5.00

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 400 RANA CT.  
SUBDIVISION RIDGES  
FILING 6 BLK 13 LOT 68A  
TAX SCHEDULE NO. \_\_\_\_\_  
OWNER FREDERICK & ROMA STASTNY  
ADDRESS 322 SOUTH AVE  
TELEPHONE 241-4585

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1896 <sup>sq ft</sup>  
SQ. FT. OF EXISTING BLDG(S) N/A  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
DESCRIPTION OF WORK AND INTENDED USE:  
RESIDENCE

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR  
SETBACKS: Front 20' from property line or from center of ROW, whichever is greater  
Side 2'8" & 5' from property line  
Rear 10' from property line  
Maximum Height 25'  
Maximum coverage of lot by structures N/A

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
CENSUS TRACT 14 TRAFFIC ZONE 96  
PARKING REQ'MT N/A  
SPECIAL CONDITIONS: \_\_\_\_\_  
ACC - approval - copy attached

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval *Marcia Pety*  
Date Approved 9.22.93

Applicant Signature *Frederick Stastny*  
Date 9.22.93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

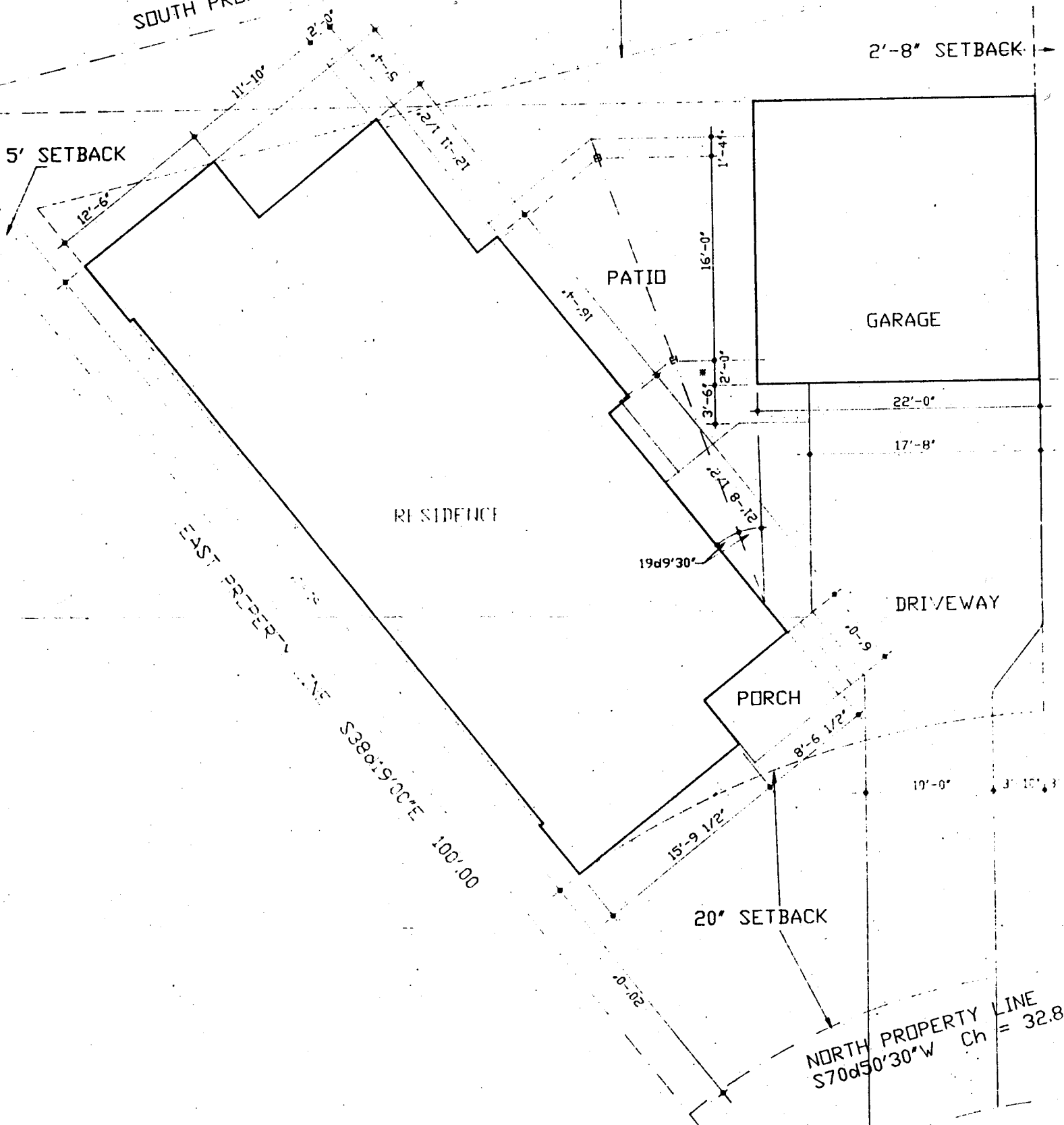
(White: Planning) (Yellow: Customer) (Pink: Building Department)

SOUTH PROPERTY LINE N76d30'36" 95.64'

10' SETBACK

2'-8" SETBACK

5' SETBACK



RESIDENCE

PATIO

GARAGE

PORCH

DRIVEWAY

20' SETBACK

NORTH PROPERTY LINE S70d50'30"W Ch = 32.8

\* - THIS DIMENSION MAY VARY WITH BUILDING LAYOUT.

EDGE OF CUL-DE-SAC PAVEMENT  
Rana Court

LOT SIXTY-EIGHT A (68A), BLOCK THIRTEEN (13)  
THE RIDGES FILING NO. SIX (6)

NOTE: Architectural Control Commission assumes no responsibility for construction, or construction codes.

**APPROVAL FOR BUILDING PERMIT**  
**Ridges Architectural Control Committee (ACCO)**

Job No. 93-32  
 Builder or Homeowner Fred Stastny  
 Ridges Filing No. 6  
 Block 13 Lot 68A  
 Pages Submitted 5  
 Date Submitted SEPT 9 93

A - Approved  
 NA - Not Approved

**SITE PLAN**

- | A                                   | NA                       |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>19 5/5 20'</u>          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) <u>10'</u>                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) <u>5'</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1200</u>                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks <u>concrete</u>                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) <u>concrete</u>            |
| <input checked="" 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>22</u>           |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Asphalt</u> Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color _____                         |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material _____ Color _____        |
|                          |                          | 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 _____                              |
| <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]  
 By [Signature]  
[Signature]

Builder/Realtor/Homeowner

By \_\_\_\_\_  
 Date \_\_\_\_\_