

DATE SUBMITTED 10-1-93

BUILDING PERMIT NO. 46443

FEE \$ 5.00

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

BLDG ADDRESS 402 Rana Court

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1577'

SUBDIVISION The Ridges

FILING 6 BLK 13 LOT 70A

SQ. FT. OF EXISTING BLDG(S) None

TAX SCHEDULE NO. 2945-174-30-070

NO. OF FAMILY UNITS One

OWNER Thomas and Joy Thyer

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None

ADDRESS 1441 Patterson Road, #401,

DESCRIPTION OF WORK AND INTENDED USE:
Construct new residence - single family

TELEPHONE 245-2656

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

ZONE PR

DESIGNATED FLOODPLAIN: YES NO ✓

TBACKS: Front 20' from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO ✓

Side 5' from property line

CENSUS TRACT 14 TRAFFIC ZONE 96

Rear 10' from property line

PARKING REQ'MT

Maximum Height 25'

SPECIAL CONDITIONS:

Maximum coverage of lot by structures

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 Pitz*
Date Approved 10-1-93

Applicant Signature *The Patricia Coppard*
Date 10-1-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

APPROVAL FOR BUILDING PERMIT
Ridges Architectural Control Committee (ACCO)

Job No. 93-36
 Builder or Homeowner Reiner Builders/ Thomas Thyer
 Ridges Filing No. 6
 Block 13 Lot 70A
 Pages Submitted 5
 Date Submitted Sept 8, 93

- Approved
 NA - Not Approved

SITE PLAN

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) <u>20</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum-"B" and "C" lots) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage <u>1577</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) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material <u>Asphalt</u> Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color <u>Maple Brick</u> _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material <u>Stucco</u> Color <u>Chamois</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 _____ |
| <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.

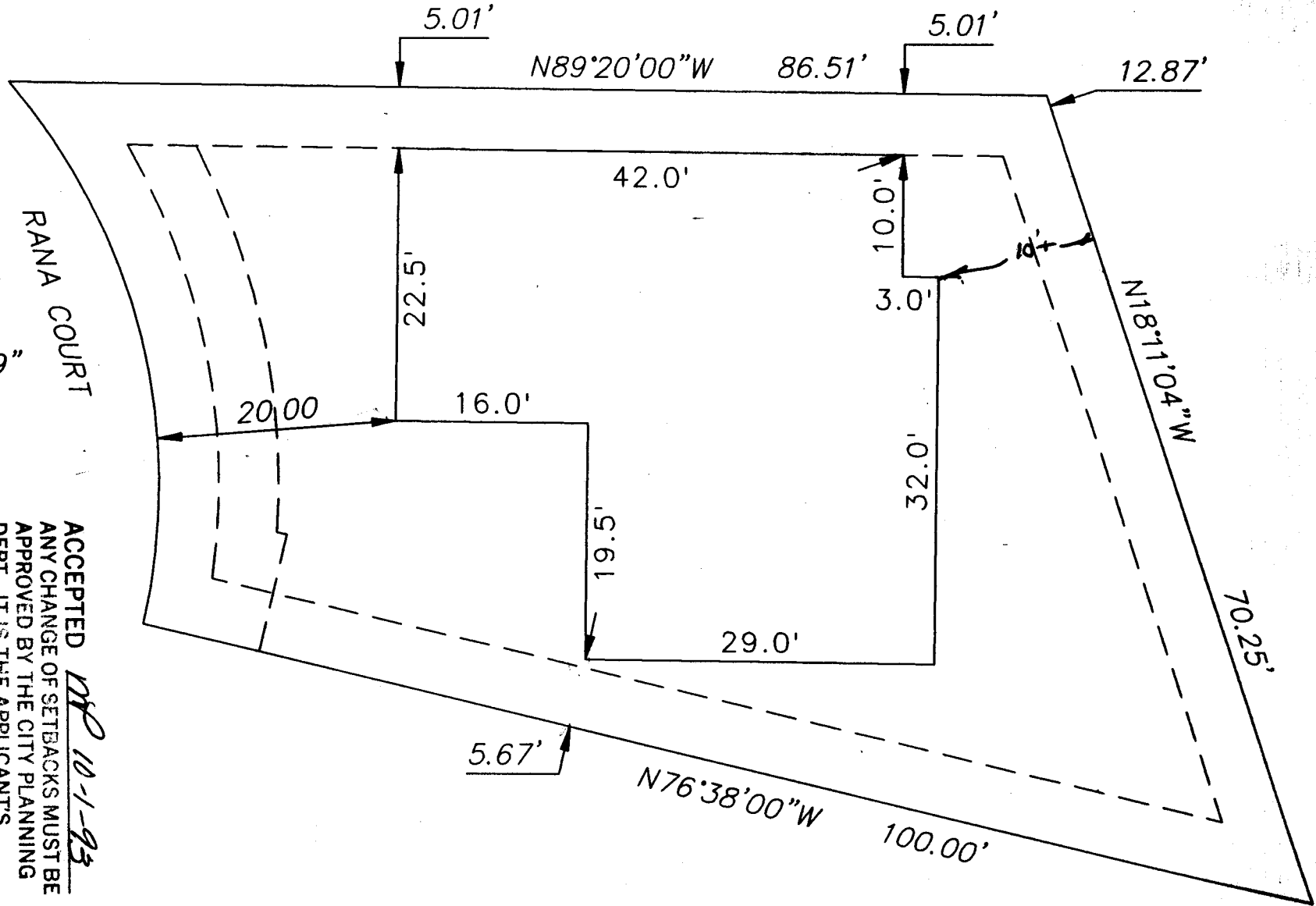
NOTE: ACCO makes no judgement on foundation design.

By signature below, builder or owner guarantees that improvements will be constructed as shown on this form and building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee
 By [Signature]
 By _____

Builder/Realtor/Homeowner
 By _____
 Date _____

LOT 70A, BLOCK 13,
THE RIDGES FILING 6



$\Delta = 54^{\circ}46'19''$
 $R = 50.00'$
 $T = 25.90'$
 $L = 47.80'$

RANA COURT

ACCEPTED *DR 10-1-93*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.