

FEE \$ 5.00

BLDG PERMIT NO. 49991

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2371.5 RANA Road TAX SCHEDULE NO. 2945-174-30-075
SUBDIVISION RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 595
FILING SIX BLK 13 LOT 75A SQ. FT. OF EXISTING BLDG(S) 2000
(1) OWNER Thomas S. and Cynthia J. Bentley NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2371.5 RANA ROAD NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE (303) 242 1992 USE OF EXISTING BLDGS YARD AREA / GRAVEL
(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: DECK:
(2) ADDRESS " " 14' x 42.5' for PERSONAL USE
(2) TELEPHONE " "

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RR Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL) or Parking Req'mt 2
from center of ROW, whichever is greater
Side 0' on inside from PL Rear Special Conditions
5' on outside Maximum Height CENSUS TRACT 14 TRAFFIC ZONE 96

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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 Thomas S Bentley Date 9/23/94
Cynthia J Bentley
Department Approval Kaitlyn Patton Date 9/23/94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. 5001-8760-186
Utility Accounting Kaitlyn Patton Date 9-23-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**IMPROVEMENT LOCATION CERTIFICATE**

OK KS

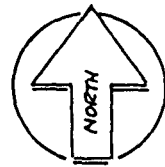
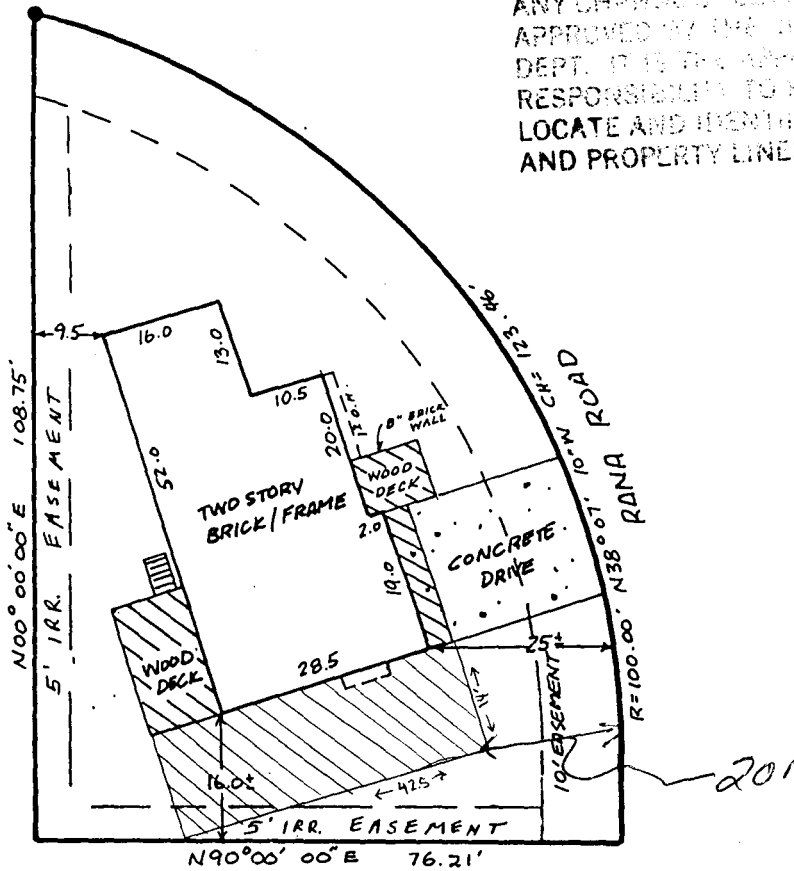
2371 1/2 RANA ROAD, GRAND JUNCTION,

LOT 75A IN BLOCK 13 OF THE RIDGES, FILING NO. SIX,  
MESA COUNTY, COLORADO.

Western Colorado title #94-3-172m

Bentley acct.

ACCEPTED HP 9/23/99  
ANY CHANGE OF DETAILS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

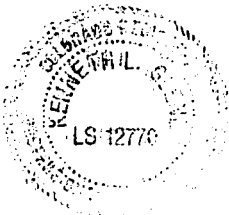


SCALE: 1" = 20'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN. I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Centennial Residential Mortgage THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 4/15/94 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

*Kenneth L. Glenn*  
KENNETH L. GLENN R.L.S. 12770

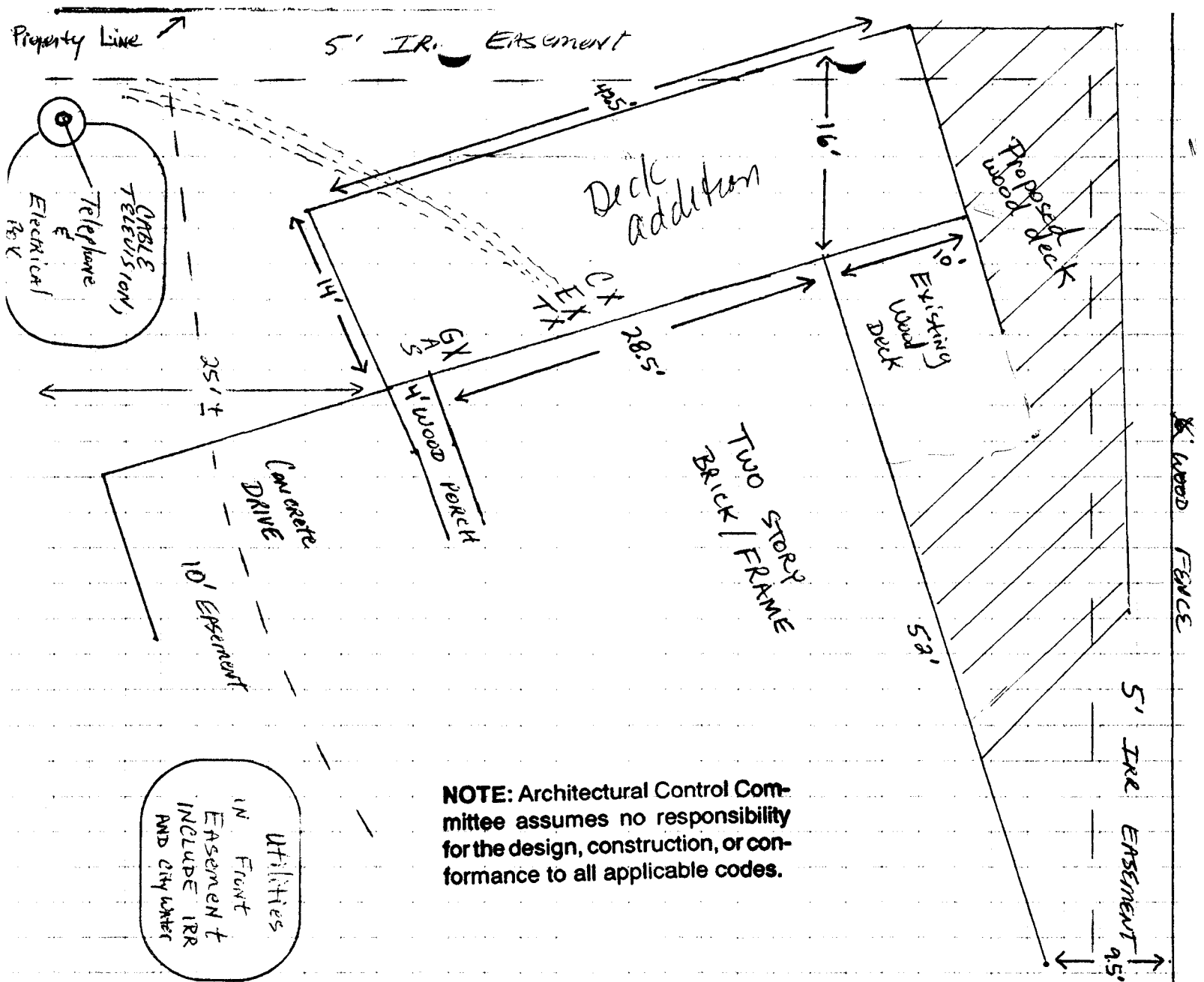


**SURVEYIT**

PHONE: 303-245-3777 FAX: 241-4847  by GLENN

MAILING: 2001 NORTH 21st, SUI. E 7, GRAND JUNCT. ON, CO. 81501

SURVEYED BY: K.G.	DATE SURVEYED: 4-15-94
DRAWN BY: L.T.	DATE DRAWN: 4-15-94
REVISION: CORRECT ADDRESS 3-19-93	SCALE: 1" = 20'



**NOTE:** Architectural Control Committee assumes no responsibility for the design, construction, or conformance to all applicable codes.

Utilities  
IN FRONT  
EASEMENT &  
INCLUDE IR  
AND CITY WATER

APPROVED Ridges Architectural  
Control Committee

*[Signature]*  
*[Signature]*



SCALE 1" = 10'

We are seeking approval from your committee to vacate the 5" irrigation easements which run East to West on the South side of the lot and North to South on the West side of the lot on Lot 75A in Block 13 of Ridges Filing Number Six.

We are planning to build a new deck on the South side of our lot. The Southwest corner of the deck will extend approximately four feet into the easement, (one foot from the property line), which runs East to West. Therefore, it is necessary to obtain a vacation of this easement to avoid encroachment.

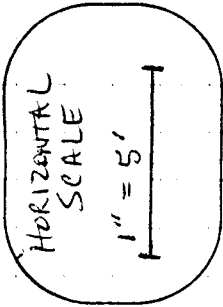
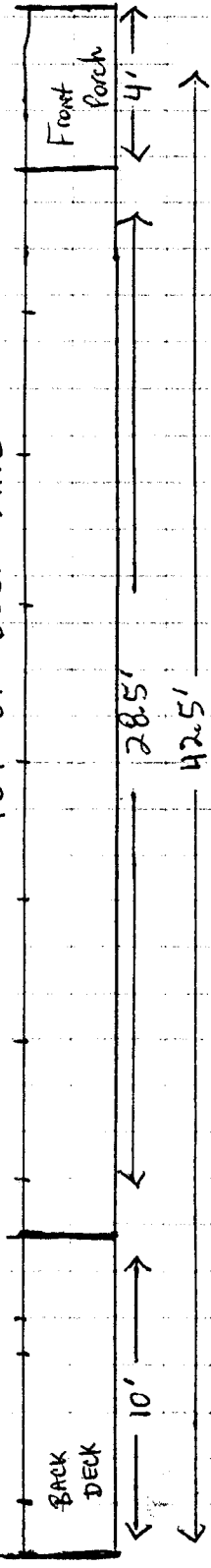
We also plan to extend the existing deck on the West side of our lot sometime next year, replace the fence which we removed before fall, and plant additional trees to help shade the existing deck and house. The trees and fence will extend five feet into the easement (on the property line) which runs North to South. Therefore, it is desirable to obtain a vacation of this easement to avoid encroachment.

Neither of the two easements are being used for utilities. The utilities are in the 10' easement which runs North to South on the East side of our lot.

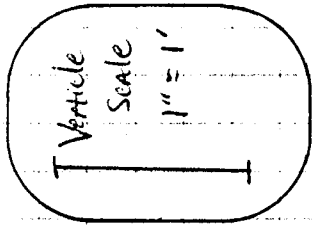
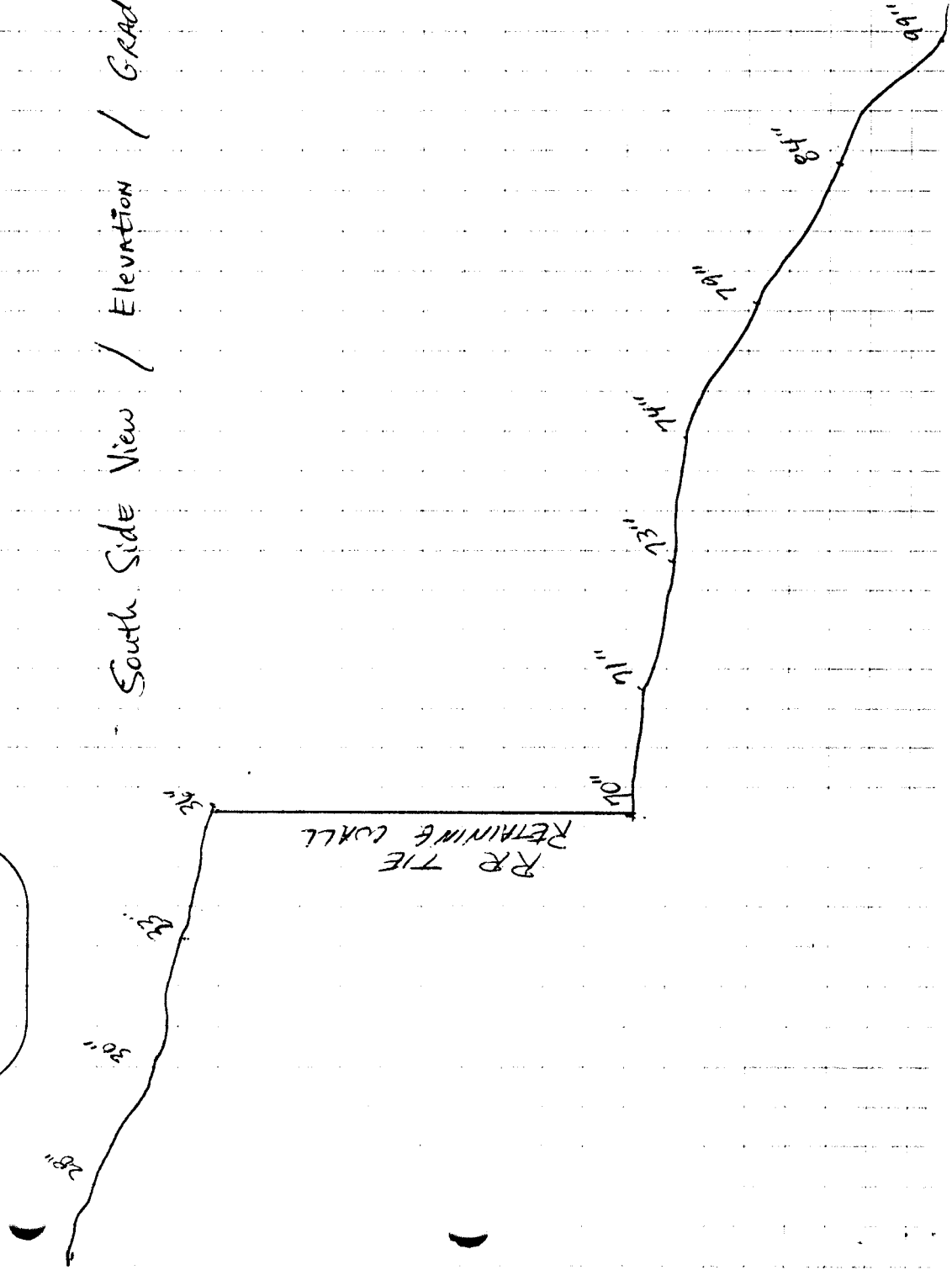
The required setbacks will be met.

*Lots 76A, 77A, and 78A which are south of the easement is being replated as two "C" Lots.*

TOP OF DECK LINE



South Side View / Elevation / GRADE Below Deck



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

Job No. \_\_\_\_\_

Builder or Homeowner  
THOMAS and CYNTHIA BENTLEY

Ridges Filing No. 6

Block 13 Lot 75A

Pages Submitted 6

Date Submitted 9/1/94

2371.5 RANA ROAD

A - Approved  
NA - Not Approved

Telephone # 242 1992 (Home)  
241 5889 (Work)

**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                                  | _____ |
| <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                                     | _____ |

*This application is for vacation of two easements and approval of two decks: one top which is at grade (West Side of property) and*

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.

*the other which is per drawings attached.*

**EXTERIOR ELEVATIONS**

- |                          |                          |                                     |       |
|--------------------------|--------------------------|-------------------------------------|-------|
| <input type="checkbox"/> | <input type="checkbox"/> | Height (25'-0" maximum)             | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material _____ Color _____   |       |
| <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 _____                       |       |
| <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:**

APPROVED Ridges Architectural  
Control Committee \_\_\_\_\_

**NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or conformance to all applicable codes.**

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]

Builder/Realtor/Homeowner  
By Thomas S Bentley  
Date 9/1/94

# THE RIDGES FILING NO. SIX

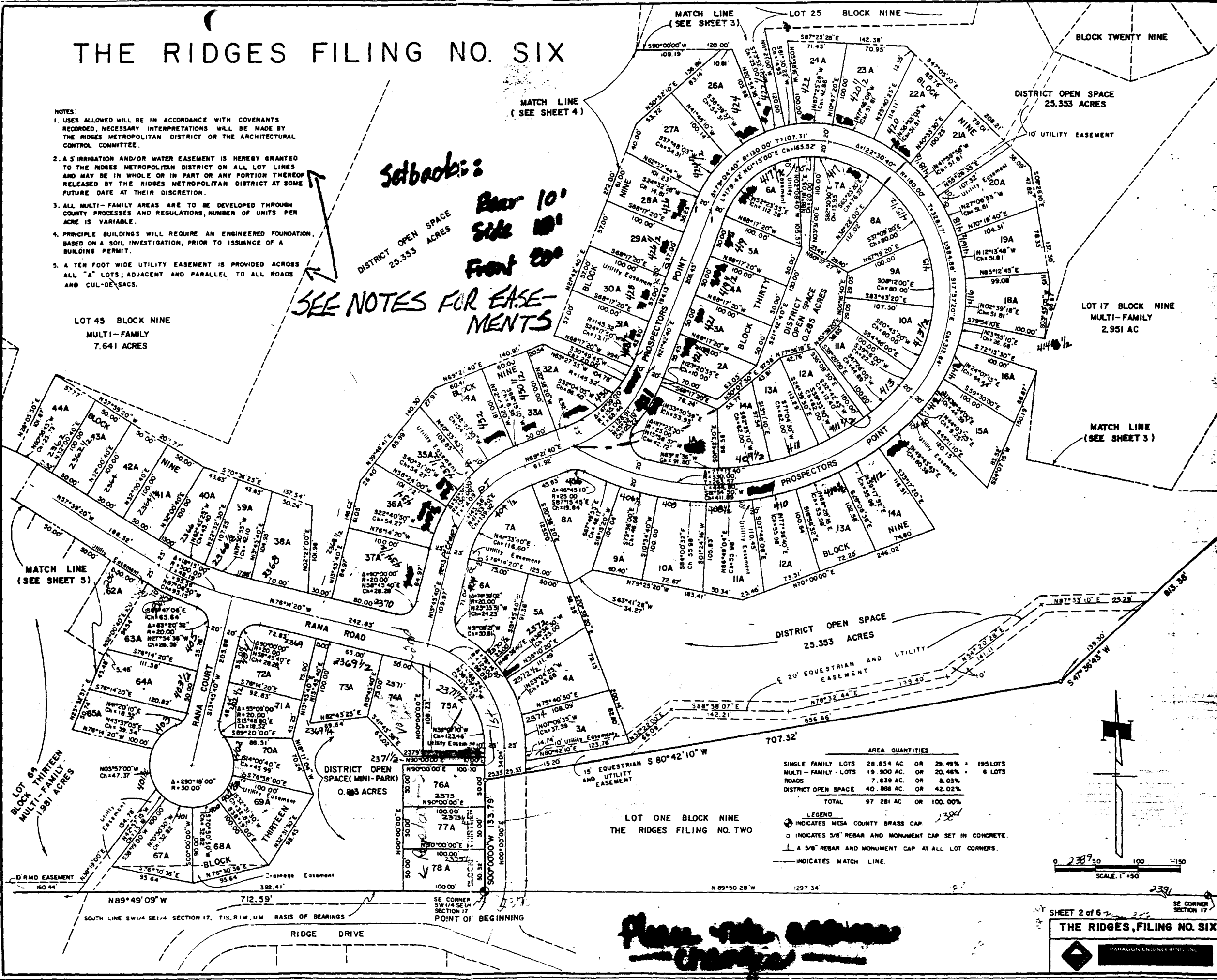
**NOTES:**

1. USES ALLOWED WILL BE IN ACCORDANCE WITH COVENANTS RECORDED. NECESSARY INTERPRETATIONS WILL BE MADE BY THE RIDGES METROPOLITAN DISTRICT OR THE ARCHITECTURAL CONTROL COMMITTEE.
2. A 5' IRRIGATION AND/OR WATER EASEMENT IS HEREBY GRANTED TO THE RIDGES METROPOLITAN DISTRICT ON ALL LOT LINES AND MAY BE IN WHOLE OR IN PART OR ANY PORTION THEREOF RELEASED BY THE RIDGES METROPOLITAN DISTRICT AT SOME FUTURE DATE AT THEIR DISCRETION.
3. ALL MULTI-FAMILY AREAS ARE TO BE DEVELOPED THROUGH COUNTY PROCESSES AND REGULATIONS, NUMBER OF UNITS PER ACRE IS VARIABLE.
4. PRINCIPLE BUILDINGS WILL REQUIRE AN ENGINEERED FOUNDATION, BASED ON A SOIL INVESTIGATION, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
5. A TEN FOOT WIDE UTILITY EASEMENT IS PROVIDED ACROSS ALL "A" LOTS, ADJACENT AND PARALLEL TO ALL ROADS AND CUL-DE-SACS.

**Setbacks:**  
 Rear 10'  
 Side 10'  
 Front 20'

**SEE NOTES FOR EASEMENTS**

LOT 45 BLOCK NINE  
 MULTI-FAMILY  
 7.641 ACRES



**AREA QUANTITIES**

SINGLE FAMILY LOTS	28,854 AC.	OR	29.49%	=	193 LOTS
MULTI-FAMILY LOTS	19,900 AC.	OR	20.46%	=	6 LOTS
ROADS	7,639 AC.	OR	8.03%		
DISTRICT OPEN SPACE	40,888 AC.	OR	42.02%		
<b>TOTAL</b>	<b>97,281 AC.</b>	<b>OR</b>	<b>100.00%</b>		

**LEGEND**

- INDICATES MESA COUNTY BRASS CAP.
- INDICATES 3/8" REBAR AND MONUMENT CAP SET IN CONCRETE.
- └ INDICATES A 3/8" REBAR AND MONUMENT CAP AT ALL LOT CORNERS.
- INDICATES MATCH LINE.

LOT ONE BLOCK NINE  
 THE RIDGES FILING NO. TWO

