

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58341

PLANNING CLEARANCE

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

5001-6990-041

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2393 Pleasant Ridge Ct. TAX SCHEDULE NO. 2945-174-33-025
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 234
 FILING 6 BLK 29 LOT 3A SQ. FT. OF EXISTING BLDG(S) 1054
 (1) OWNER Ken Comstock NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2393 Pleasant Ridge Ct
 (1) TELEPHONE 243-8662 (PAGER 256-5206) NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT Ken Comstock USE OF EXISTING BLDGS home, garage + shed
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: add Sun-
 (2) TELEPHONE Same room onto S. side of house, to cover
patio, and for storage

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 PR 4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side See Attached from PL Rear 10' from PL Special Conditions ACCO approval req'd
in order to issue P.C.
 Maximum Height 25' CENSUS TRACT 1401 TRAFFIC ZONE 9a

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 Ken Comstock Date Nov 12, 1996
 Department Approval Ronnie Edwards Date 11-20-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO 7/A W/O No. no chg in use

Utility Accounting Dottie Nobles Date 11-20-96

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

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

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58341

PLANNING CLEARANCE

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



5001-6990-041

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2393 Pleasant Ridge Ct. TAX SCHEDULE NO. 2945-174-33-025
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 234
 FILING 6 BLK 29 LOT 3A SQ. FT. OF EXISTING BLDG(S) 1054
 (1) OWNER Ken Comstock NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2393 Pleasant Ridge Ct
 (1) TELEPHONE 243-8662 (PAGER 256-5206) NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT Ken Comstock USE OF EXISTING BLDGS home, garage + shed
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: add Sun-
 (2) TELEPHONE Same room onto S. side of house, to cover
patio, and for storage

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 PR 4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side See Attached from PL Rear 10' from PL Special Conditions ACCO approval req'd
in order to issue P.C.
 Maximum Height 25' CENSUS TRACT 1401 TRAFFIC ZONE 9a

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 Ken Comstock Date Nov 12, 1996
 Department Approval Ronnie Edwards Date 11-20-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO 7/A W/O No. no chg in use

Utility Accounting Dottie Nobles Date 11-20-96

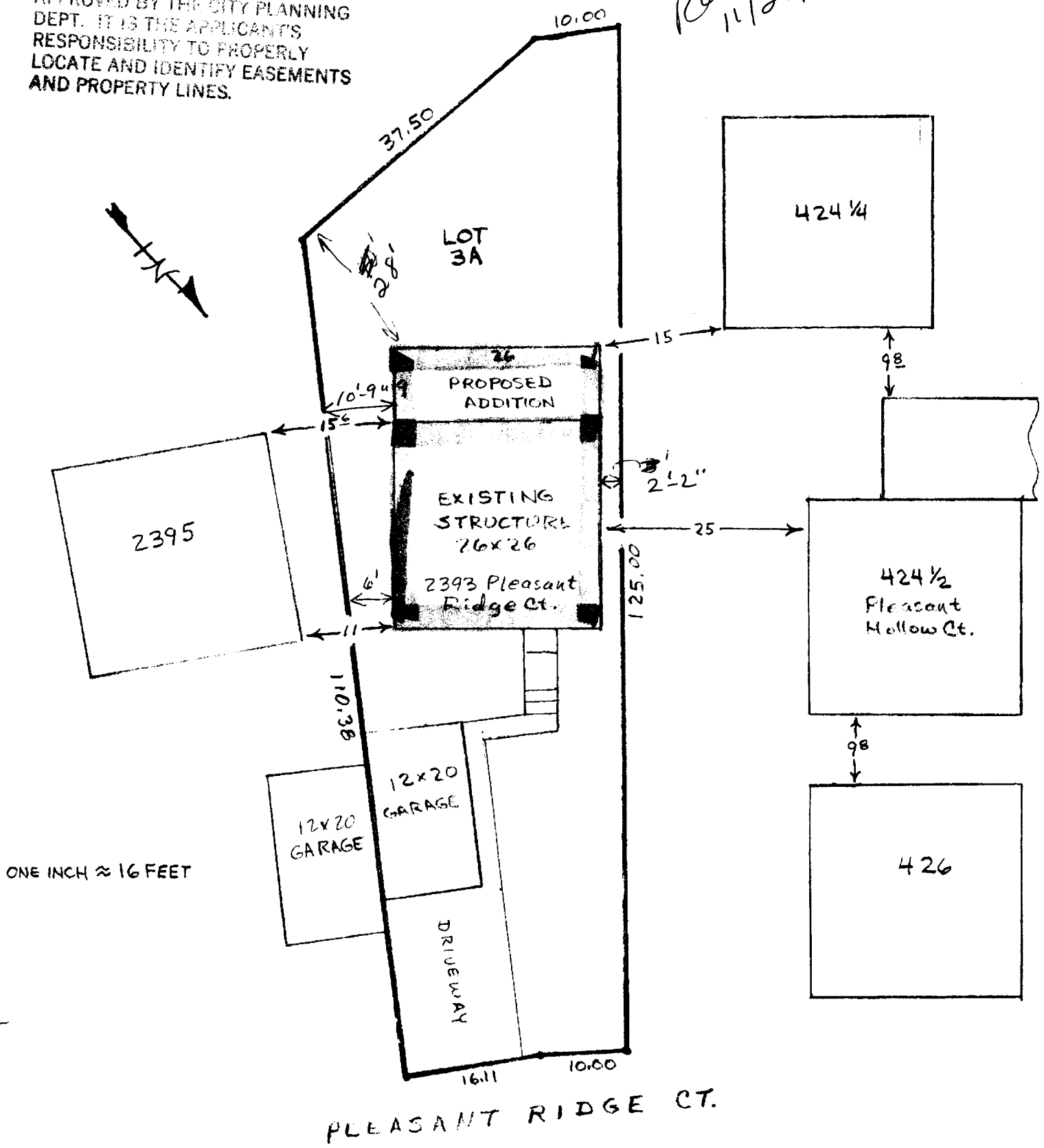
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Ken Comstock - 2393 Pleasant Ridge Ct.
243-8662

ACCEPTED *Ronnie 11/20/96*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

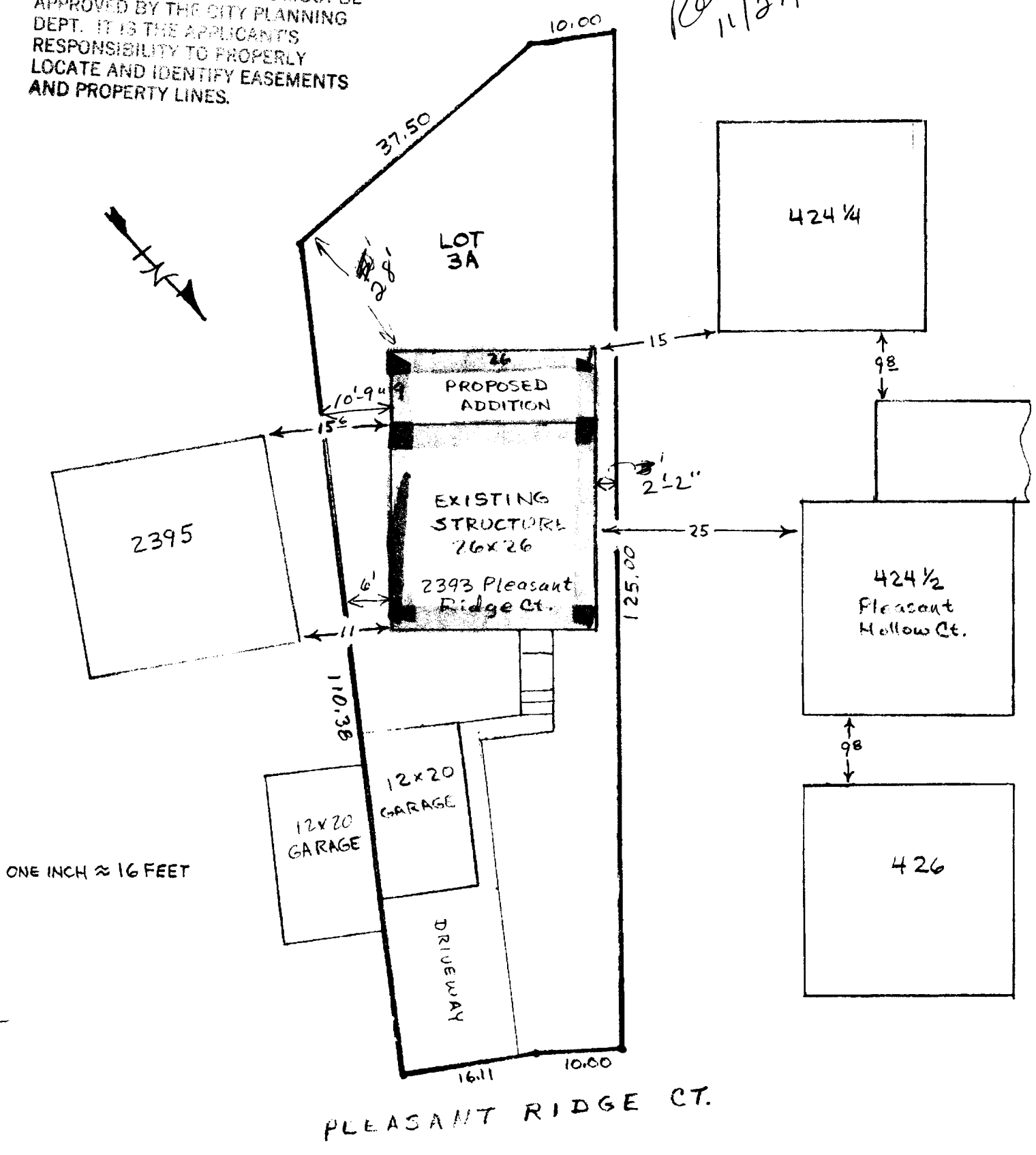
Revised 11/27/96



Ken Comstock - 2393 Pleasant Ridge Ct.
243-8662

ACCEPTED *Ronnie 11/20/96*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Revised 11/27/96



Height will be measured from the highest natural grade line immediately adjoining the foundation or structure. Natural grade shall mean undisturbed ground level which may be determined by on-site evidence (vegetation, ground level on adjacent land, elevation of adjacent streets and roads, soil types and locations, etc.).

A lots

Housing Type--Single family detached or attached with common wall on lot line or duplex on one lot.

Setbacks--

Front yard: 20 feet
Rear yard: 10 feet
Side yard: From 0' to 10'. For any sideyard setback less than 10' on one sideyard a minimum of 5' setback shall be required on the opposite sideyard line.

Minimum Building Separation: 10 feet between closest points of exterior walls.

Maximum Height--25 feet (excludes chimneys)

B and C lots

Housing Type--Single family detached

Setbacks--

Front yard: 20 feet
Rear yard: 10 feet
Side yard: 10 feet

Maximum Height--25 feet (excludes chimneys)

Architectural Control Committee (ACC) Review

Review by the Ridges Architectural Control Committee (ACC), as defined in the covenants of Filings 1-6, will be required prior to issuance of a Planning Clearance by the City of Grand Junction (City); however, the Planning Clearance will be issued by the City if all requirements as set forth in this plan document are met. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for City review purposes.

C. Parking

- a. Filings 1 through 5--2 car garage plus 2 paved parking spaces for each single family unit and duplex unit.
- b. Filing 6--1 car garage (or carport) plus 2 paved parking spaces for each single family unit and duplex unit).
- c. Multi-family units--2.2 spaces per unit (would apply where there is common parking for more than 2 units--if no common parking, a. or b. would apply).

All required parking must be provided on-site. All driveways must be paved prior to occupancy.

Height will be measured from the highest natural grade line immediately adjoining the foundation or structure. Natural grade shall mean undisturbed ground level which may be determined by on-site evidence (vegetation, ground level on adjacent land, elevation of adjacent streets and roads, soil types and locations, etc.).

A lots

Housing Type--Single family detached or attached with common wall on lot line or duplex on one lot.

Setbacks--

Front yard: 20 feet
Rear yard: 10 feet
Side yard: From 0' to 10'. For any sideyard setback less than 10' on one sideyard a minimum of 5' setback shall be required on the opposite sideyard line.

Minimum Building Separation: 10 feet between closest points of exterior walls.

Maximum Height--25 feet (excludes chimneys)

B and C lots

Housing Type--Single family detached

Setbacks--

Front yard: 20 feet
Rear yard: 10 feet
Side yard: 10 feet

Maximum Height--25 feet (excludes chimneys)

Architectural Control Committee (ACC) Review

Review by the Ridges Architectural Control Committee (ACC), as defined in the covenants of Filings 1-6, will be required prior to issuance of a Planning Clearance by the City of Grand Junction (City); however, the Planning Clearance will be issued by the City if all requirements as set forth in this plan document are met. Failure of the ACC to respond within 30 days of the request for review will constitute approval by the ACC for City review purposes.

C. Parking

- a. Filings 1 through 5--2 car garage plus 2 paved parking spaces for each single family unit and duplex unit.
- b. Filing 6--1 car garage (or carport) plus 2 paved parking spaces for each single family unit and duplex unit).
- c. Multi-family units--2.2 spaces per unit (would apply where there is common parking for more than 2 units--if no common parking, a. or b. would apply).

All required parking must be provided on-site. All driveways must be paved prior to occupancy.

