

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	—



BLDG PERMIT NO. 11871

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2371 Rana Road TAX SCHEDULE NO. 2945-174-30-074
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1456
 FILING 6 BLK 13 LOT 74A SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER John P. Grimsley NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2231 Village Ct. G.J. CO 81503
 (1) TELEPHONE 970-243-3578 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT John P. Grimsley USE OF EXISTING BLDGS None New
 (2) ADDRESS 2231 Village Ct. G.J. CO. 81503 DESCRIPTION OF WORK AND INTENDED USE: Home
 (2) TELEPHONE 970-243-3578

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 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 _____
 Maximum Height _____
 CENSUS 1401 TRAFFIC 96 ANNEX# _____

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 John P. Grimsley Date 8-27-97
 Department Approval Antony Castells Date 9-2-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10517
 Utility Accounting Attended Date 9-2-97

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)

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.

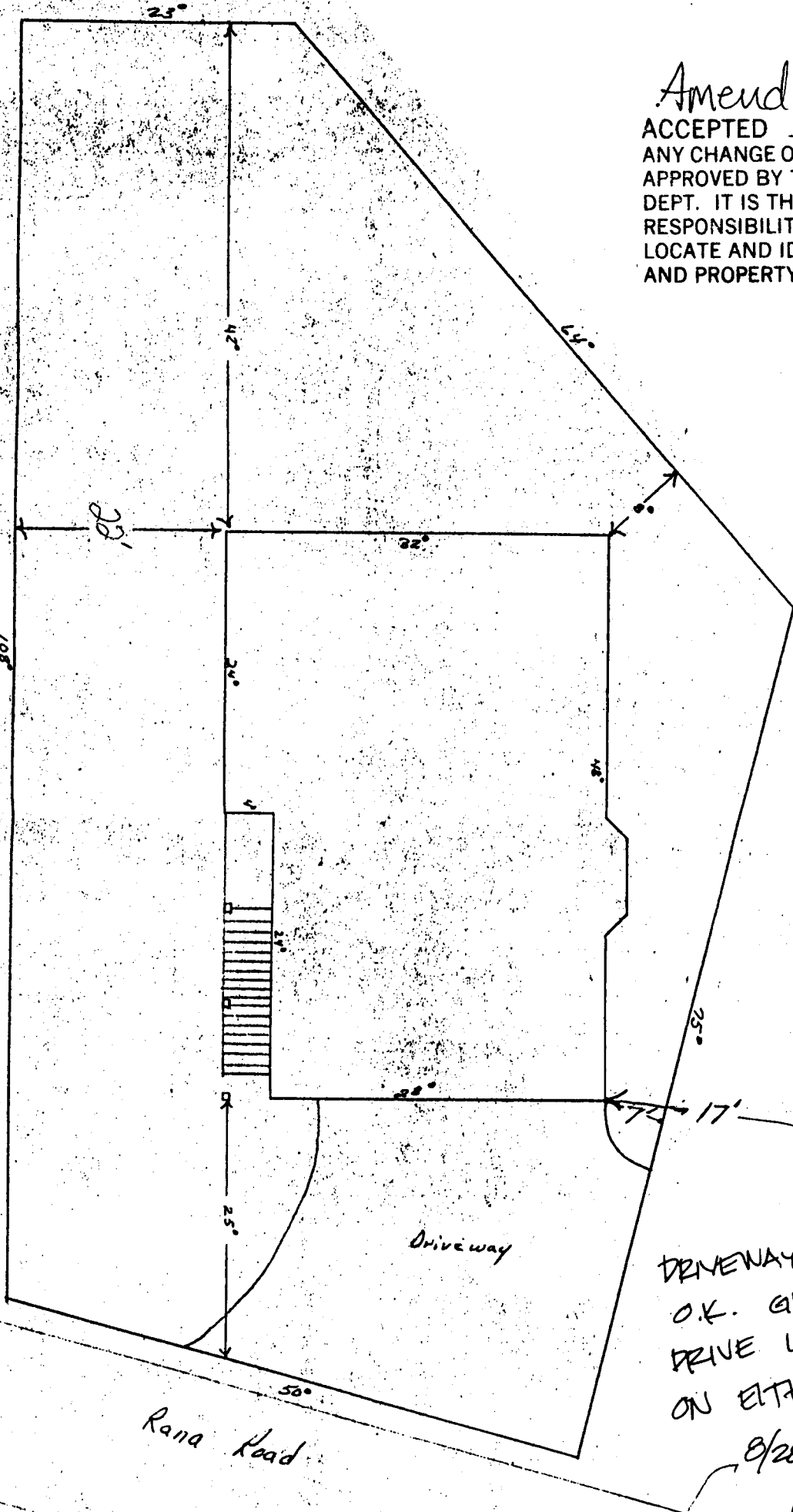
C. Parking

- 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.

Amended
ACCEPTED *SLC 9/30/97*
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.

Ridges Filing No 2 Lot 74 A Rana Road



DRIVEWAY LOCATION
O.K. GIVEN EXISTING
DRIVE LOCATIONS
ON EITHER SIDE.
8/20/97
A. Ashlock