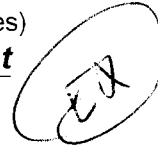


FEE \$	10
TCP \$	500.00
SIF \$	0

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

BLDG PERMIT NO. 72002



Your Bridge to a Better Community

BLDG ADDRESS 2373 1/2 Rana Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 19262416

TAX SCHEDULE NO. 294517437002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED 2416

FILING GC BLK Plot of 13 LOT 2A NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER Alan + Sandra Rogers NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 2086 Rodessa USE OF EXISTING BUILDINGS Single Family Res

(1) TELEPHONE 256-0114 DESCRIPTION OF WORK & INTENDED USE New home

(2) APPLICANT Pat Brennan TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 295 - 33 Rd Palisade X

(2) TELEPHONE 434-224

**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) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 25' Special Conditions ARC Approval req'd

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Pat Brennan Date 9/21/99

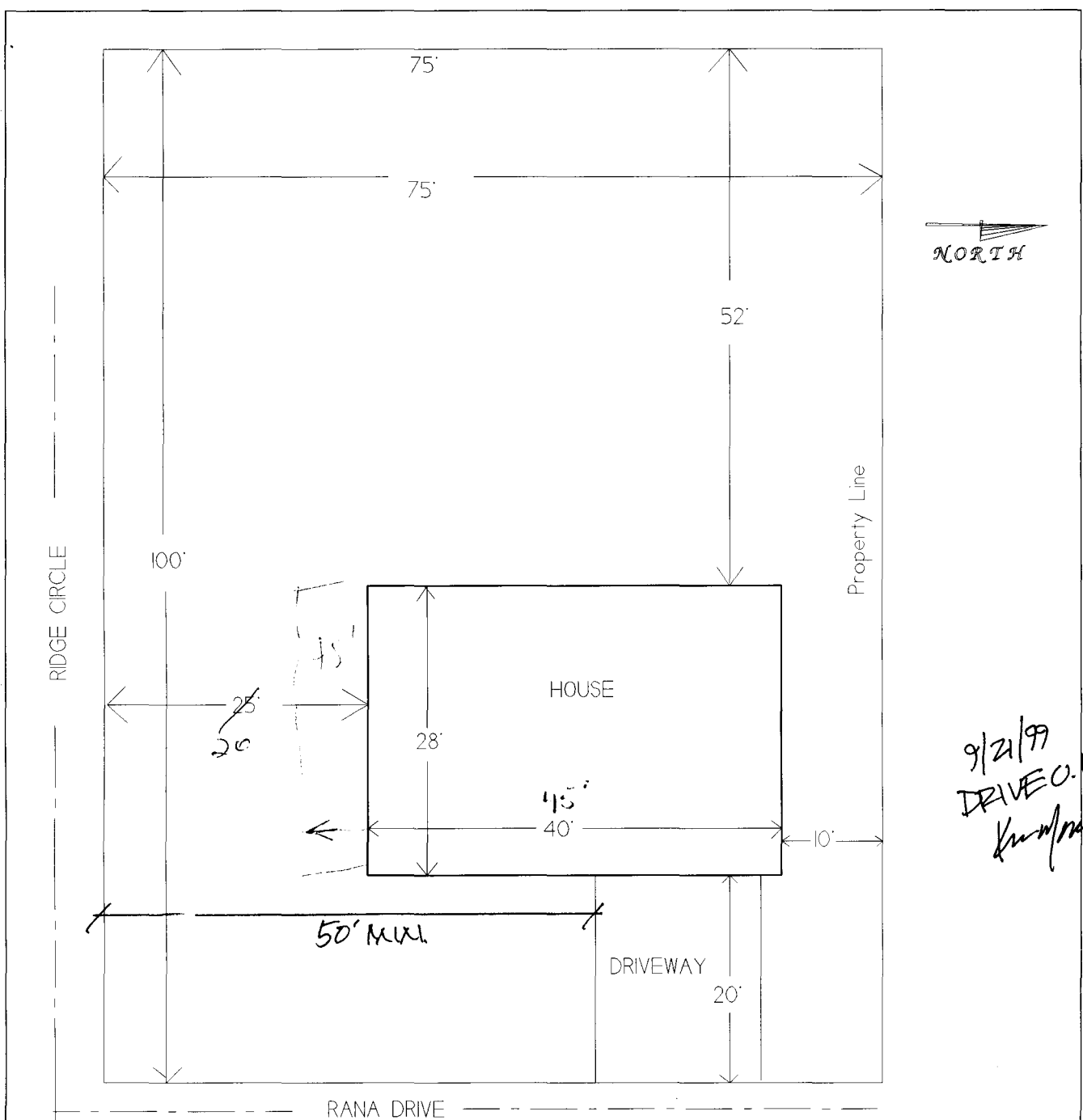
Department Approval Walter T. DeWald Date 9/24/99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12591</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>9-24-99</u>		

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)

9-24-99  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
 VERIFYING THE EXISTING EASEMENTS  
 AND PROPERTY LINES  
 AND IDENTIFYING THEM ON THE  
 PLANS. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR PROPERLY  
 LOCATING AND IDENTIFYING EASEMENTS  
 AND PROPERTY LINES.



9/21/99  
 DRIVE O.K.  
*Kump*

\* LOCATE THE DRIVEWAY A MIN. OF 50'  
 FROM THE SOUTH PL PER FIG. 1, APPENDIX  
 11.7 OF THE T.E.D.S. MANUAL.

PLOT PLAN	
DATE: 24-10-99	Pat Brennan
KEY:	Construction
SCALE: 1/4" = 1'	295 33 Road
DRAWN: SP	Palsade, CO 81526

2373 1/2 Rana Dr.

APPROVAL FOR BUILDING PERMIT  
 Ridges Architectural Control Committee (ACCO)

Job No. \_\_\_\_\_  
 Builder or Homeowner  
Brennen Construction - Alan + Sandra Roge  
 Ridges Filing No. Lot 2A Fil 6C Sec 17 15 1W  
 Block \_\_\_\_\_ Lot 2373 1/2 RANA Rd.  
 Pages Submitted \_\_\_\_\_  
 Date Submitted 8-13-99

ACCEPTED Misha Aragon  
 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.

A - Approved  
 NA - Not Approved

Home 256-0119  
 Work 256-4294

SITE PLAN

- |                          |                          |  |  |
|--------------------------|--------------------------|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum)                   | <u>20'</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum)                    | <u>52'</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B", and "C" lots) | <u>20' to Ridge Circle</u><br><u>10' to property line</u>    |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage                                   | <u>1950</u>  |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks  | <u>Concrete from front door to driveway</u>                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete)                   | <u>Concrete</u>  |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage   | <u>Away from foundation toward both streets</u>              |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping                                      | <u>To be done later - will submit plan before beginning.</u> |

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>24'</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material         | <u>Asphalt + Shingles</u> Color <u>Brown tone</u>    |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color            | <u>wooded path - darker brown - Green highlights</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material       | <u>Stucco - see attach.</u> Color <u>light brown</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Material                | Color  |
| <input type="checkbox"/> | <input type="checkbox"/> | Brick - Color           | <u>N/A</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Stone - Color           | <u>N/A</u>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Balcony                 | _____  |
| <input type="checkbox"/> | <input type="checkbox"/> | Porches or patios       | <u>Concrete</u>                                      |
| <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: 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 building plans that were submitted, including plot plan, landscaping, and drainage plan.

RIDGES Architectural Control Committee  
 By [Signature]  
 By [Signature]

Builder/Realtor/Homeowner  
 By Alan C. Roge  
 Date 8-13-99