

77905

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department



Your Bridge to a Better Community

*permit hold til
Simple Sub. is completed - Ronnie*

BLDG ADDRESS 2374 RANA RD

SQ. FT. OF PROPOSED BLDGS/ADDITION 1214/820

TAX SCHEDULE NO. 2945-174-29-163

SQ. FT. OF EXISTING BLDGS 2500

SUBDIVISION RIDGES

TOTAL SQ. FT. OF EXISTING & PROPOSED ~~3354~~ 3320⁵

FILING 6 BLK 13 LOT 3A-4A

NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 1 After: 1 this Construction

(1) OWNER GARY + PATTI STUOLER

(1) ADDRESS 2374 RANA RD

USE OF EXISTING BUILDINGS RENTAL

(1) TELEPHONE 243-7954

DESCRIPTION OF WORK & INTENDED USE ADDITION / GARAGE / GARAGE HOUSE
MUD HALL / BATH / EX. ROOM

(2) APPLICANT SKELTON CONST. INC.

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) _____

(2) ADDRESS 4247 / G.H. Co 81502

(2) TELEPHONE 245-9008

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)
or — from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 10' from PL, Rear 10' from PL

Parking Req'mt no change

Maximum Height 28'

Special Conditions 10' Simple Sub. must be completed to combat lots prior to final inspection

CENSUS 1401 TRAFFIC 96 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 [Signature]

Date 12-8-00

Department Approval [Signature: Ronnie Edwards]

Date 12/7/00

Additional water and/or sewer tap fees are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>[Signature: Dobi Overholt]</u>		Date <u>12-7-00</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)

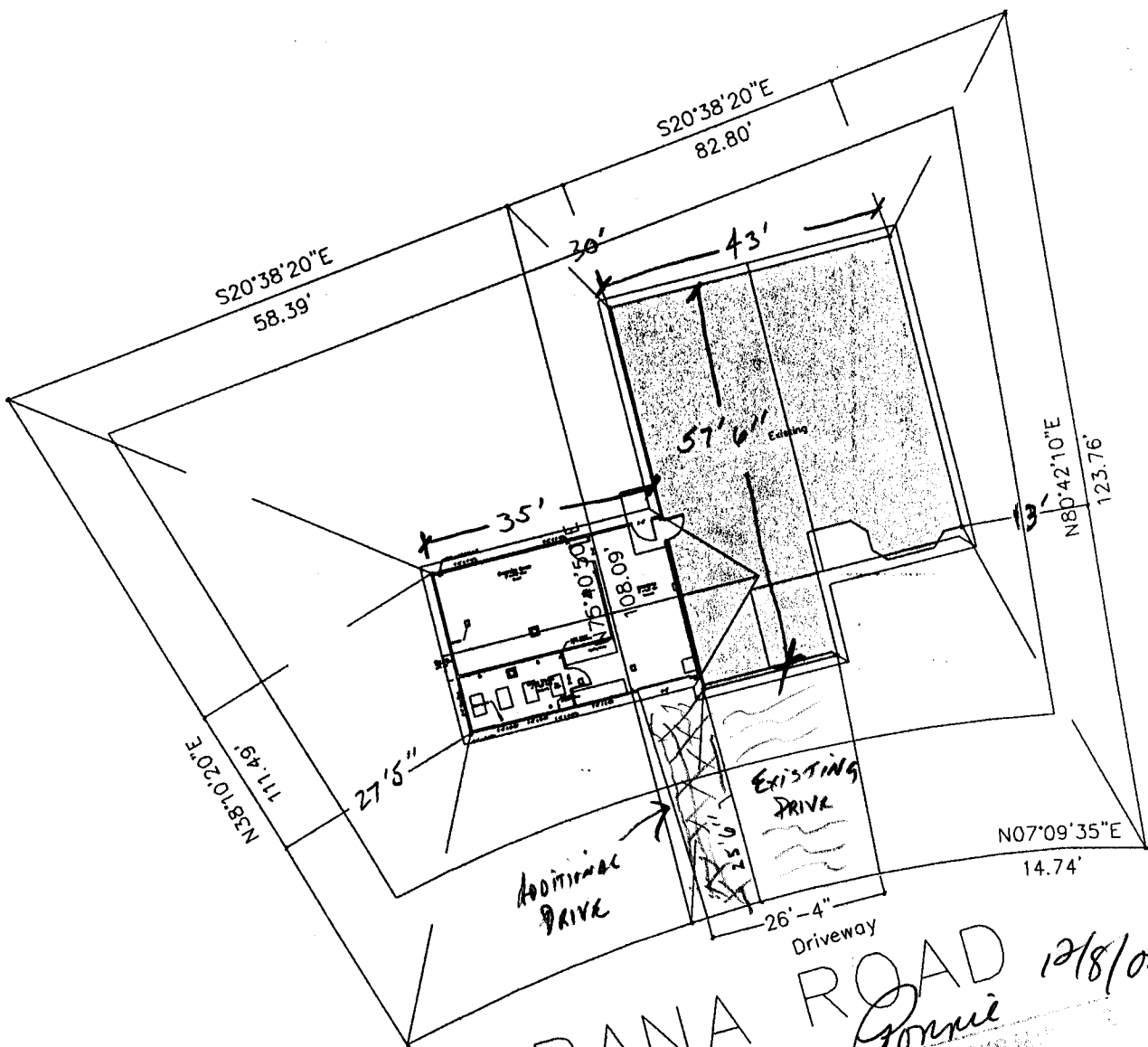


Kiva

655 E. Cliff Dr
Grand Jct. CO 81501
Office (970) 285-4999
Fax (970) 285-4998

Skleton Construction
Subler Residence Re-model
2014 Item #4

1 of 1
Subler Residence
Property
12/8/00



RANA ROAD
Gonnie 12/8/00

ACCEPTED
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.

Simple subdivision under review. -
Gonnie -

Parcel Search

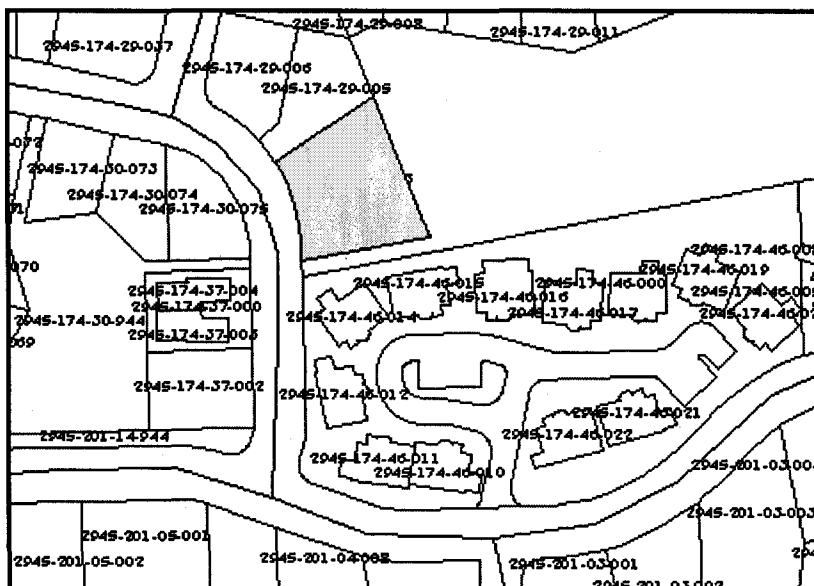
Select one and then click on an area of the map

- Zoom In
- Zoom Out
- Pan
- Identify Roads
- Identify Parcel
- Refresh

Instructions Which Items would like to draw

- Roads
- Roads Names
- BLM
- State
- parcel
- Township
- Sections

[Back to Search](#)



Parcel
Addr
Street

Enter a Parcel Number to view detailed information

[Back to GIS Home Page](#)

The Geographic Information System (GIS) and its components are designed as a source reference for answering inquiries, for planning and for modeling. GIS is not intended to replace legal description information in the chain of title and other information contain official government records such as the County Clerk and Records office or the court. In addition, the representations of locations in this GIS cannot be substituted for actual field surveys.

The information contained herein is believed accurate and suitable for the use for the intended uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may result from the user's use of this information.

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

2374 RANA RD.

Job No. _____
 Builder or Homeowner _____
 Ridges Filing No. _____
 Block _____ Lot _____
 Pages Submitted _____
 Date Submitted _____

A - Approved
 NA - Not Approved

SITE PLAN

- | | | | |
|--------------------------|--------------------------|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback (20'-0" minimum) | <u>33' for Addition</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback (10'-0" minimum) | <u>55' for Addition 5' for Pool</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks (10'-0" minimum "B" and "C" lots) | <u>27' for Addition - 15' for Pool</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Square Footage | <u>400 square feet ~ 20' x 20' Addition</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks | <u>Pool decking around pool and sports court in backyard</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveway (asphalt or concrete) | <u>Enlarged driveway</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage | <u>Sloped away from addition</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping | <u>Rock garden and flowers around pool, lawn in front yard by street, additional grass areas</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) | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof - Material | <u>To match existing</u> Color _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Trim - Color | <u>White to match</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Siding - Material | <u>Stucco - grey to match</u> Color _____ |
| | | 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:

[Signature]

NOTE: Sewer, radon, and water permits must be obtained prior to issuance of building permit.

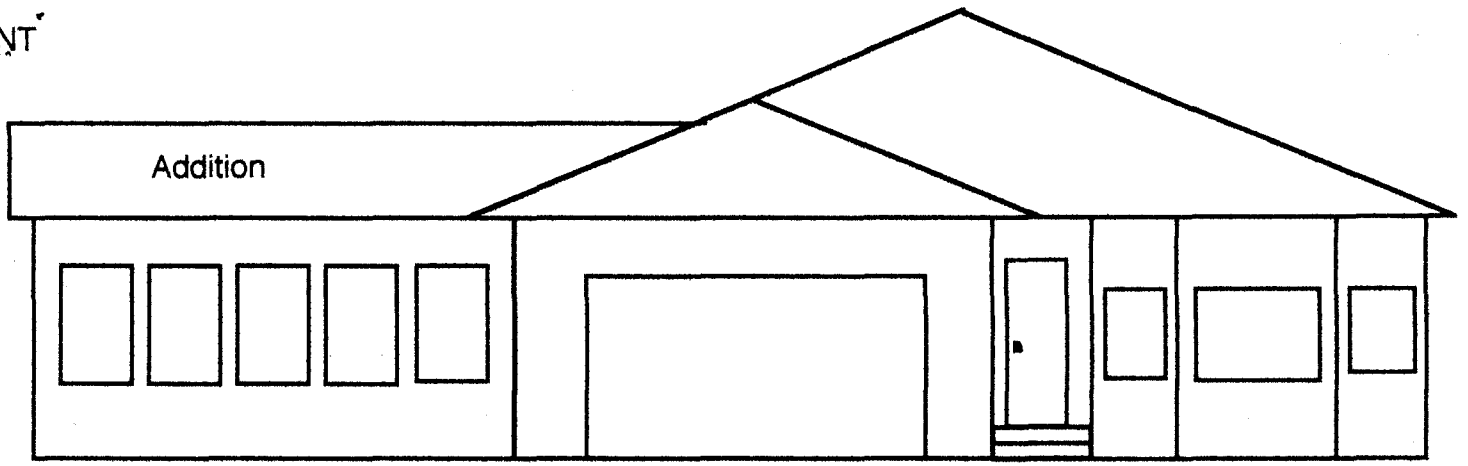
NOTE: ACCO makes no judgement on foundation design.

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 [Signature]
 Date 7/10/00

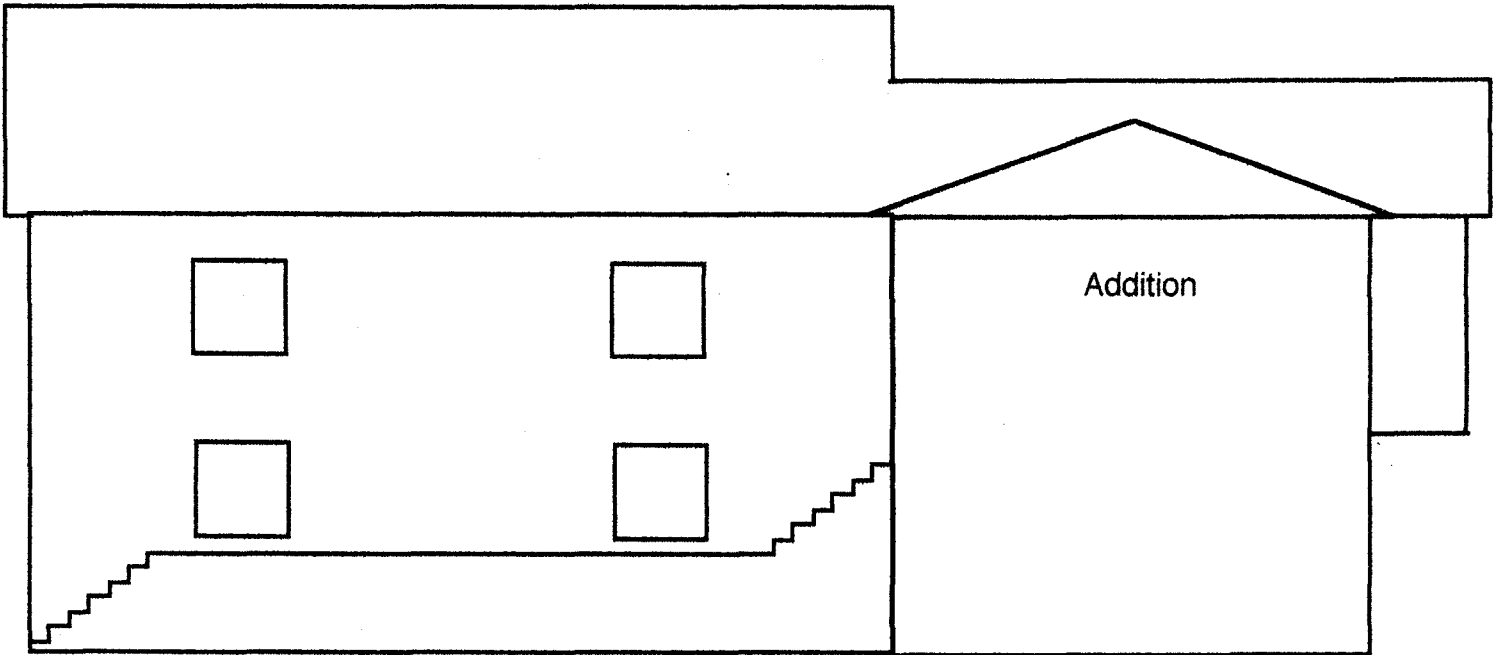
FRONT



BACK



SIDE



WATERMARI SPAS + POOLS
HANK
241-06255

1" = 20'

