

FEE \$ N/C

BLDG PERMIT NO. 50534

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

01-8690-029

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 400 1/2 RANA CT. TAX SCHEDULE NO. 094517430069
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING 6 BLK 13 LOT 69A SQ. FT. OF EXISTING BLDG(S) 1280
 (1) OWNER ROBERT & ANGELA LOEWEN NO. OF DWELLING UNITS BEFORE: 1 AFTER: — THIS CONSTRUCTION
 (1) ADDRESS 400 1/2 RANA CT. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: — THIS CONSTRUCTION
 (1) TELEPHONE 256-9715 / 241-7767 USE OF EXISTING BLDGS RESIDENCE
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: INTERIOR - GAS LOG FIREPLACE
 (2) ADDRESS Same
 (2) TELEPHONE Same

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 Maximum coverage of lot by structures —
 SETBACKS: Front 20' from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt —
 Side 10' from PL Rear 10' from PL Special Conditions INTERIOR ONLY
 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 [Signature] Date 11-29-94
 Department Approval Ronnie Edwards Date 11/29/94

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A
 Utility Accounting Mellie Fowler Date 11-23-94

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)