

FEE \$ 10 -  
TCP \$ —

BLDG PERMIT NO. 58475

### PLANNING CLEARANCE

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

✓

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 403 1/2 RANACT. TAX SCHEDULE NO. 2945-174-30-064  
 SUBDIVISION RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 144 Sq. Ft.  
 FILING 6 BLK 13 LOT 64A SQ. FT. OF EXISTING BLDG(S) 1244-Home  
 (1) OWNER JAN BROOKS NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 403 1/2 RANACT.  
 (1) TELEPHONE (970) 256-0228 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Jan Brooks USE OF EXISTING BLDGS home  
 (2) ADDRESS (970) 256-0228 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE (970) 256-0228 enclosed patio

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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 10' from PL Special Conditions 10' btwn. bldgs.  
 Maximum Height 25' minimum - Ridges ACCO approval required.  
 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 Jan Brooks Date 12-12-96  
 Department Approval Marcia Rabideaux Date 12-12-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 5001-9360-01-0

Utility Accounting Cher Anderson Date 12-12-96

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)

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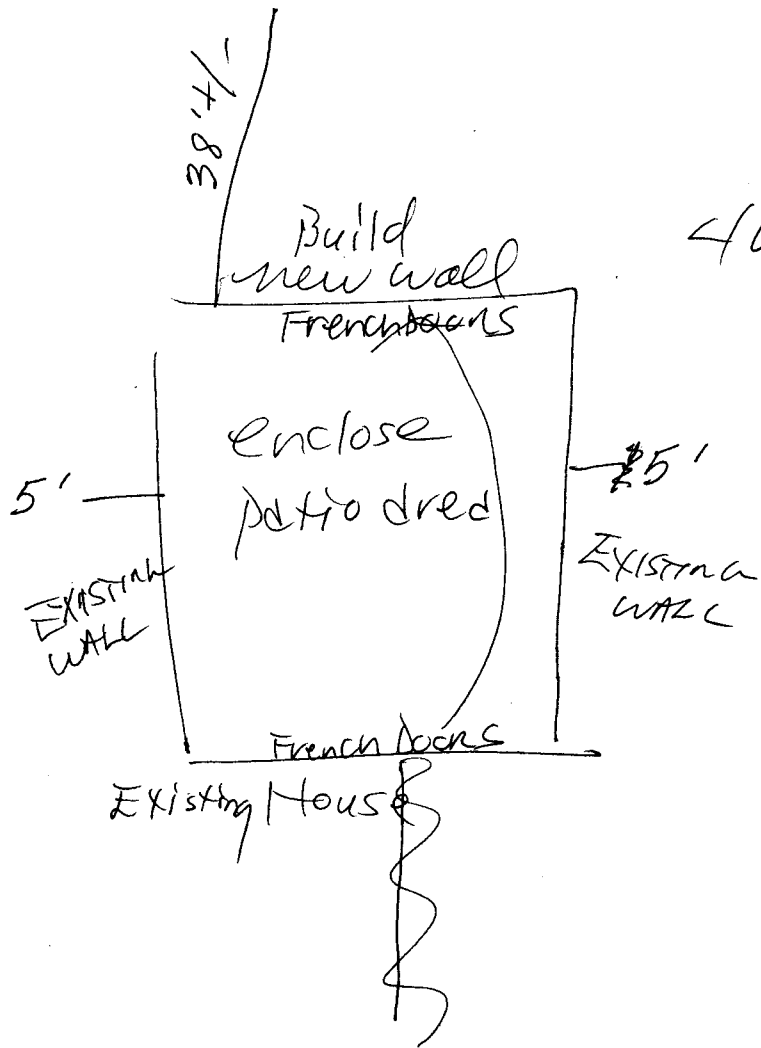
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Utility Accounting Cher Anderson Date 12-12-96

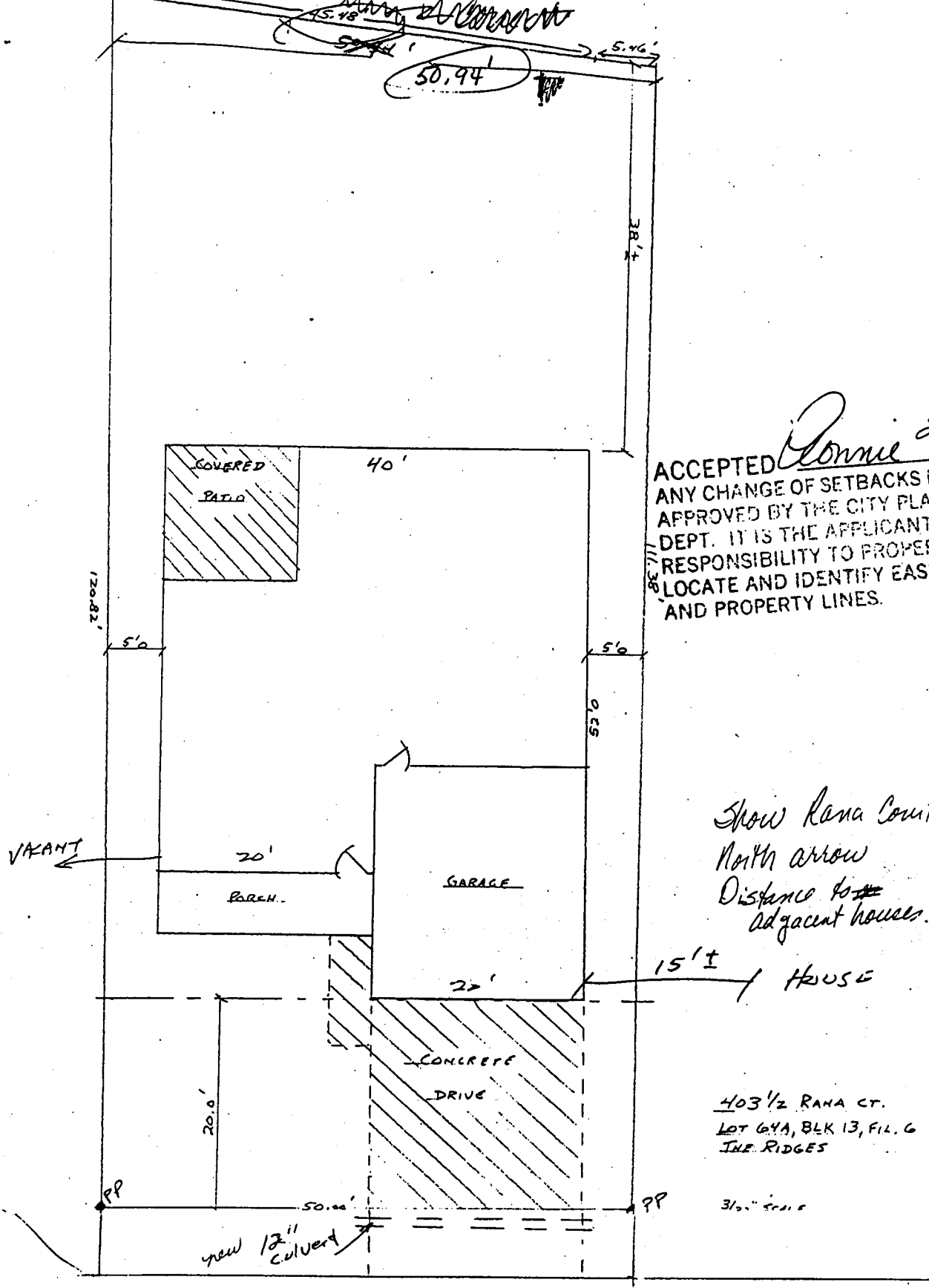
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(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Ridges  
403 1/2 RANA CT.



ACCEPTED MR 12-12-94  
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.



ACCEPTED *Ronnie 2/28/96*  
 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.

Show Rana Court  
 North arrow  
 Distance to ~~the~~ adjacent houses.

15'± HOUSE

403 1/2 RANA CT.  
 LOT 64A, BLK 13, FIL. 6  
 THE RIDGES

3/16" scale

403 1/2 Rana Ct.

Driveway Location OK  
 Need to get a permit  
 for culvert installation  
 of Don Houston

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