

FEE \$	10.-
TCP \$	500.-
SIF \$	292.-



BLDG PERMIT NO. 05818

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

BLDG ADDRESS 3352 Rana Rd TAX SCHEDULE NO. 1845 174 39002
 SUBDIVISION Cobblestone Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2077
 FILING 1 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Marwa Built, Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 481 Fruitwood Dr.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 523 5445
 (2) APPLICANT Marwa Costopoulos USE OF EXISTING BLDGS N/A
 (2) ADDRESS 481 Fruitwood DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 523 5445 New ranch style home w/ walkout basement

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't 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 28' 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 [Signature] Date 8/13/98
 Department Approval [Signature] Date 8-14-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11527

Utility Accounting R. Raymond Date 8/14/98

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)

90.9'

86' ↑

N ↑

↓

54'

~~18'~~ →

90'-6"

33

ACCEPTED *Ronnie* 10/2/98
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. *Revised*

ACCEPTED *XV* 8-11-98
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.

Driveway location OK.
Rich Davis
8-13-98

47'6"

garage

18" →

10'

22' ↑

50' ↑

183.48'

2352

Rana Rd.