

FEE \$	<u>1000</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>



BLDG PERMIT NO. 6

*no permit  
req'd*

## PLANNING CLEARANCE

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

BLDG ADDRESS 2372 RANA RD

TAX SCHEDULE NO. 2945-174-29-005

SUBDIVISION RIDGES

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120 sq feet

FILING 6 BLK 9 LOT 5A

SQ. FT. OF EXISTING BLDG(S) 2870 sq feet

(1) OWNER ADAM LEVINSON

NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2372 RANA RD

NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 255-0533

USE OF EXISTING BLDGS new building is a Gazebo

(2) APPLICANT ADAM LEVINSON

(2) ADDRESS 2372 RANA RD

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 255-0533

**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

Parking Req'mt \_\_\_\_\_

Side 10' from PL ~~10'~~ Rear 10' from PL

Special Conditions ACCO app. Req'd  
if side is less than 10'

Maximum Height \_\_\_\_\_

must be at least 5' adj. prop.

CENSUS 1401 TRAFFIC 96 ANN# \_\_\_\_\_

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 Adam Levinson

Date 9-10-98

Department Approval Santa J. Costello

Date 11-12-98

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

Utility Accounting K Duncan

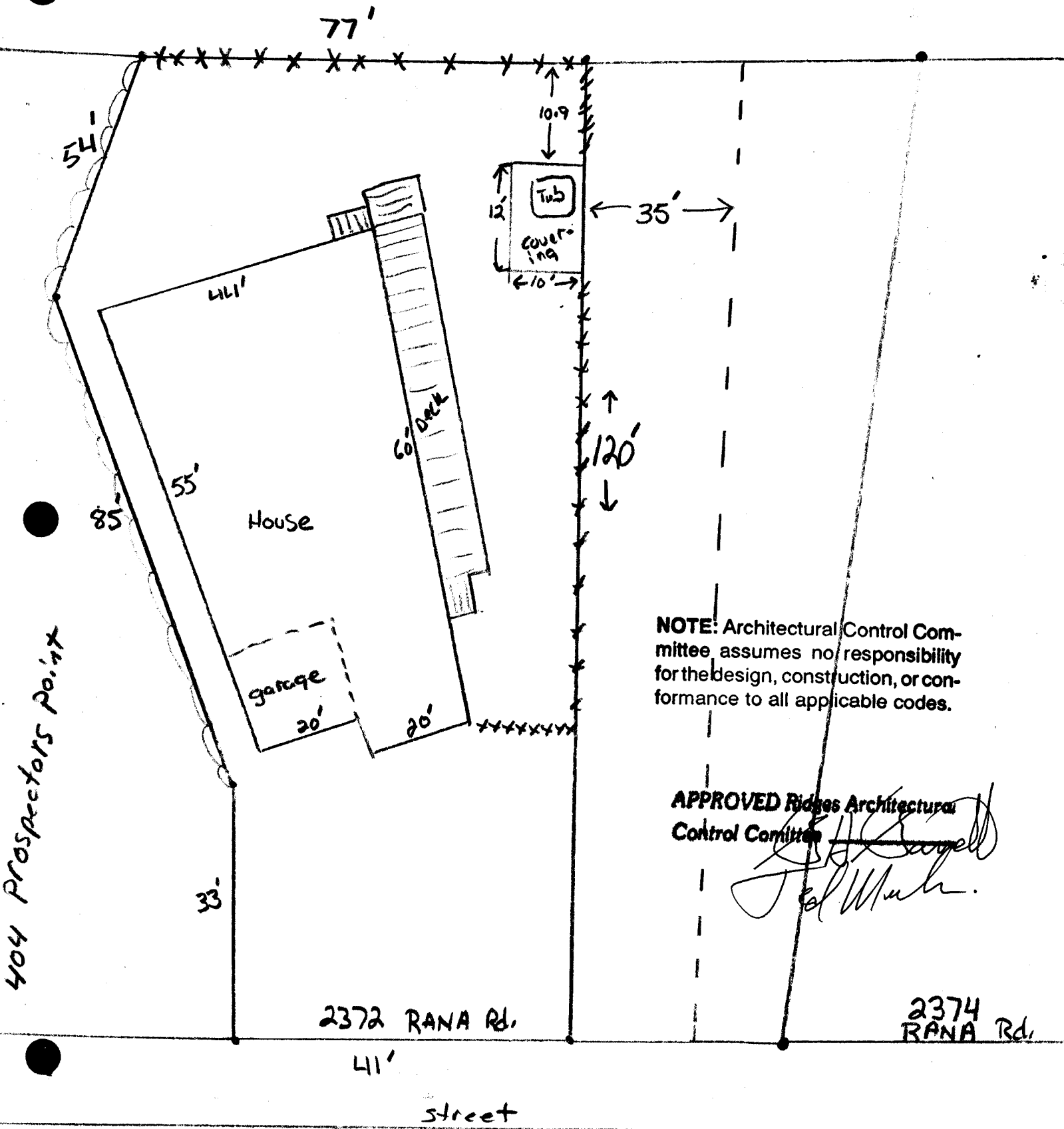
Date 11/10/98

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)

Adam, TESS LEVINSON  
2372 RANA rd.  
Ridges, Grand Junction,  
colorado 81503

xxxxx cedar 6' Fence  
Rock CLIFF WALL 8'



**NOTE:** Architectural Control Committee assumes no responsibility for the design, construction, or conformance to all applicable codes.

APPROVED Ridges Architectural  
Control Committee  
*[Signature]*  
*[Signature]*

404 Prospectors Point

2372 RANA Rd.

2374 RANA Rd.

Street