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BLDG PERMIT NO. 05229

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2365 1/2 RANA RD TAX SCHEDULE NO. 2645-174-35-001
 SUBDIVISION RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING 4 BLK 13 LOT U1A SQ. FT. OF EXISTING BLDG(S) 1300
 (1) OWNER KORBE/BARNES NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2365 1/2 RANA RD
 (1) TELEPHONE 245-9385 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT ALLEN KORBE USE OF EXISTING BLDGS 2
 (2) ADDRESS 2365 1/2 RANA RD DESCRIPTION OF WORK AND INTENDED USE: FINISH
 (2) TELEPHONE 245-9385 BASEMENT - 2 BR / 1 BATH / LIVING RM

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 _____ Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height _____
 Parking Req'mt _____
 Special Conditions Single - 1st Floor Rem, interior remodel only
 CENSUS _____ TRAFFIC _____ 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 Allen Korbe Date 5/15/98

Department Approval K. Valdez Date 5-15-98

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

Utility Accounting [Signature] Date 5/15/98

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)