

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻



BLDG PERMIT NO. 70746

EX

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

BLDG ADDRESS 2351 RANA RD TAX SCHEDULE NO. 2945-174-40-004
 SUBDIVISION COBBLESTONE RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1810
 FILING ² BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER CASTLE ROCK CONST NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS BOX 1533 PARLISADE
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 464-0188
 (2) APPLICANT SAME USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: BUILD
 (2) TELEPHONE _____ A HOUSE

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'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions _____
 Maximum Height _____ CENSUS 1401 TRAFFIC 96 ANNEX# _____

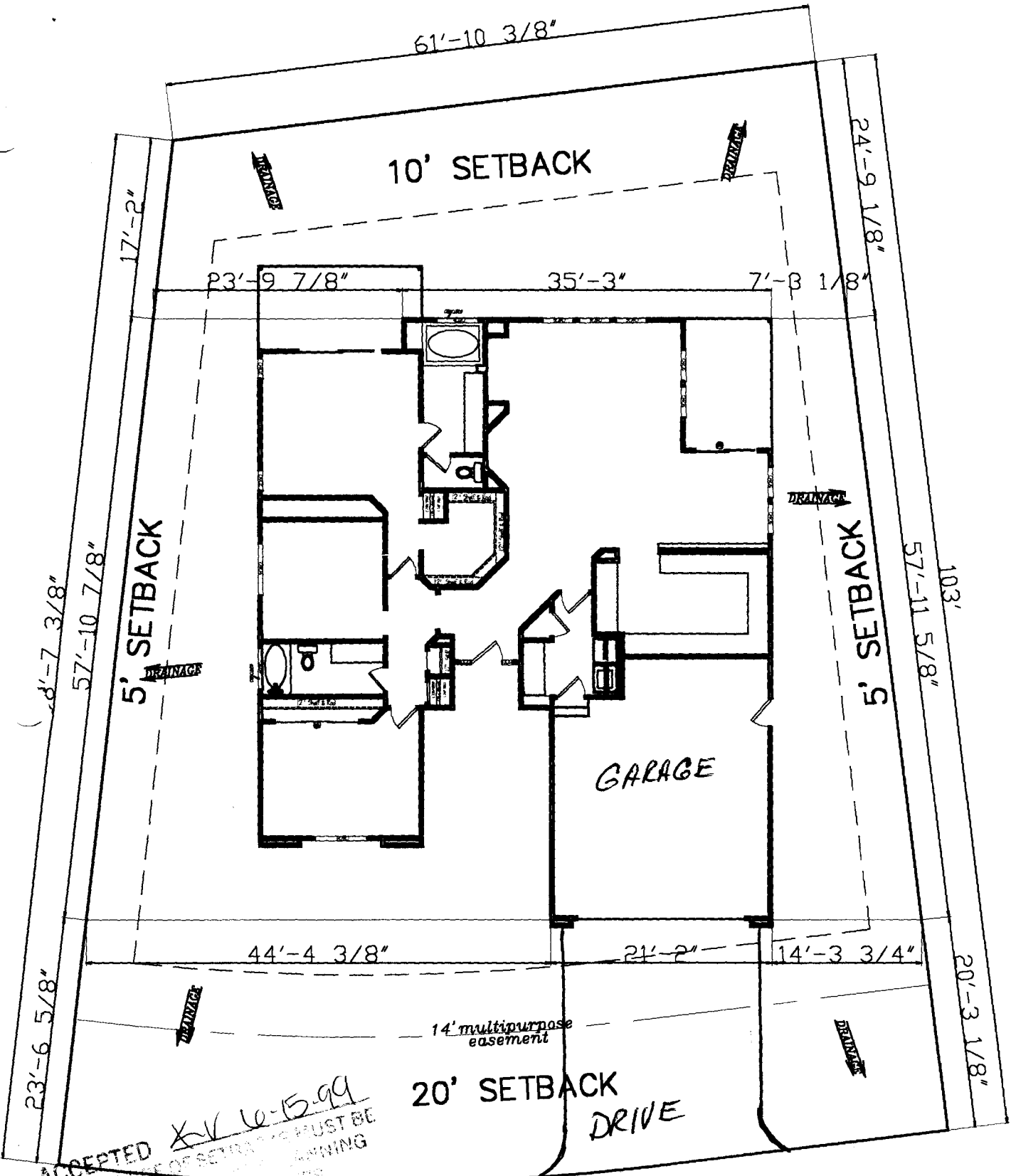
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Robert Melot Date 6-14-99
 Department Approval K. Valdez Date 6-15-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12325
 Utility Accounting [Signature] Date 6-15-99

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)



ACCEPTED *XV 6-15-99*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE APPLICANT
 IS RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

LOT 2
 BLOCK 3

6/15/99
 DRIVE O.K.
Vm w/a