

FEE \$	10.00
TCP \$	500.00
SIF \$	—

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

BLDG PERMIT NO. 72914



Revised to 404 Saddle Ct due to house orientation
RSC 11/19/00

BLDG ADDRESS 2362 Rca Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1501

TAX SCHEDULE NO. 2945-174-36-002 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED 1501

FILING 6B BLK 9 LOT 2A

(1) OWNER Ton Stubbs NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS 2362 Rca Rd NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) TELEPHONE 260-5954 USE OF EXISTING BUILDINGS —

(2) APPLICANT Peck Construction DESCRIPTION OF WORK & INTENDED USE Single Family

(2) ADDRESS 2347 South Rca P. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 255-8010

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 45%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions per Acco Approval

CENSUS _____ TRAFFIC _____ 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 [Signature] Date 12/8/99

Department Approval [Signature] Date 12/8/99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12731</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/8/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

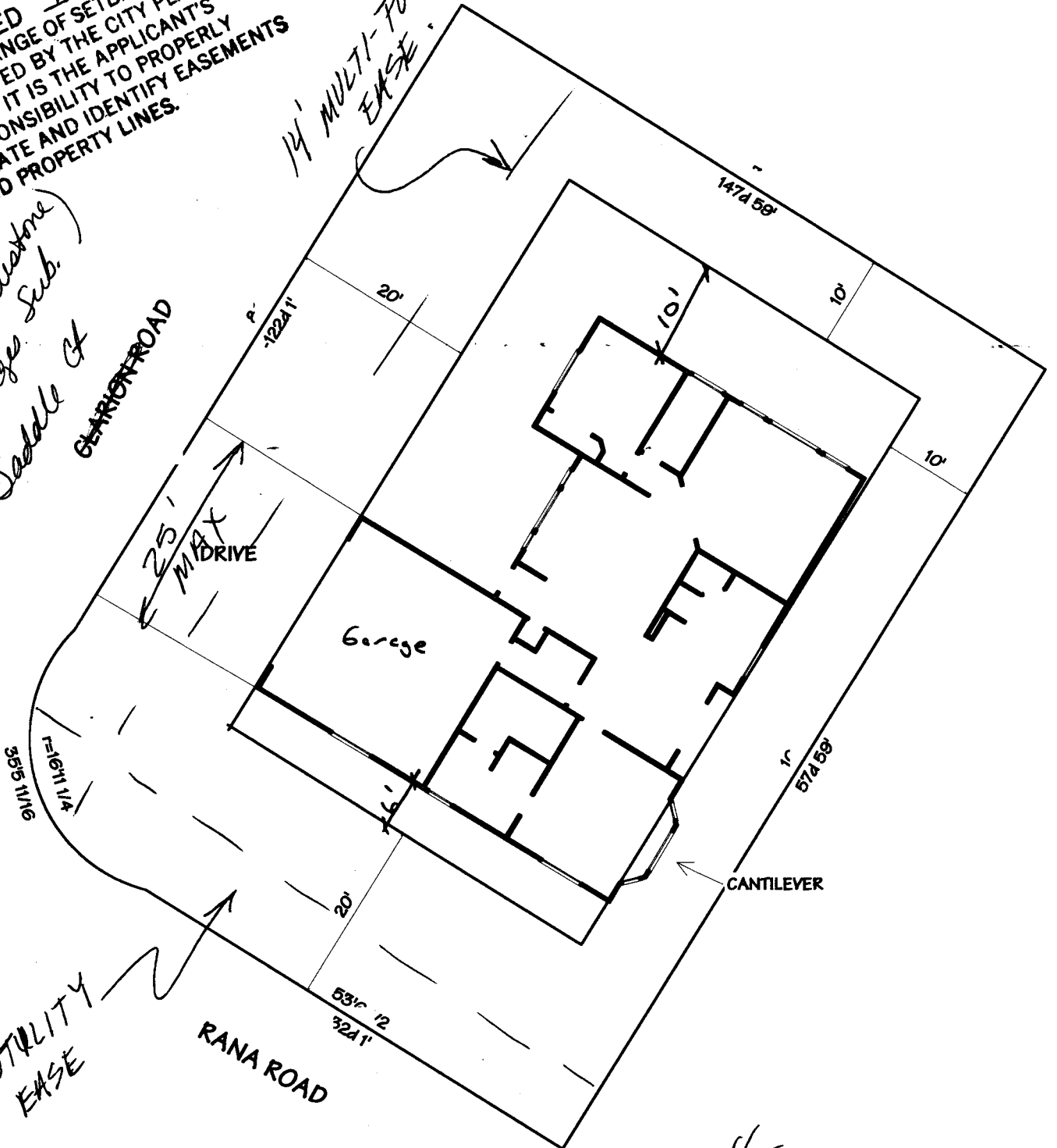
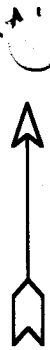
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 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.

Mike Dragon 12/8

*(Per. Culivertone
 Ridge Sub.)
 Saddle of
 GARIBOLDI ROAD*

*14' MULTI-PURPOSE
 EASE.*



*10' UTILITY
 EASE*

RANA ROAD

2362 RANA ROAD

*Drive OK
 Rick Davis
 11-18-99*