

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 73674



*EA*

Your Bridge to a Better Community

BLDG ADDRESS 2353 RANA ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-174-40-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION COBBLESTONE RIDGES TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 2 BLK 3 LOT 1

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER CASTLE ROCK CONST

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS BOX 1533

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 464-0188

DESCRIPTION OF WORK & INTENDED USE RESIDENCE

(2) APPLICANT SAME

TYPE OF HOME PROPOSED:  
 Site Built     Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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

Permanent Foundation Required: YES  NO

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 28'

Special Conditions \_\_\_\_\_

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 1-20-00

Department Approval Ashley Wagner

Date 1-24-00

Additional water (and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>12809</u>
Utility Accounting <u>Dabi Overholt</u>			Date <u>1-24-00</u>

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

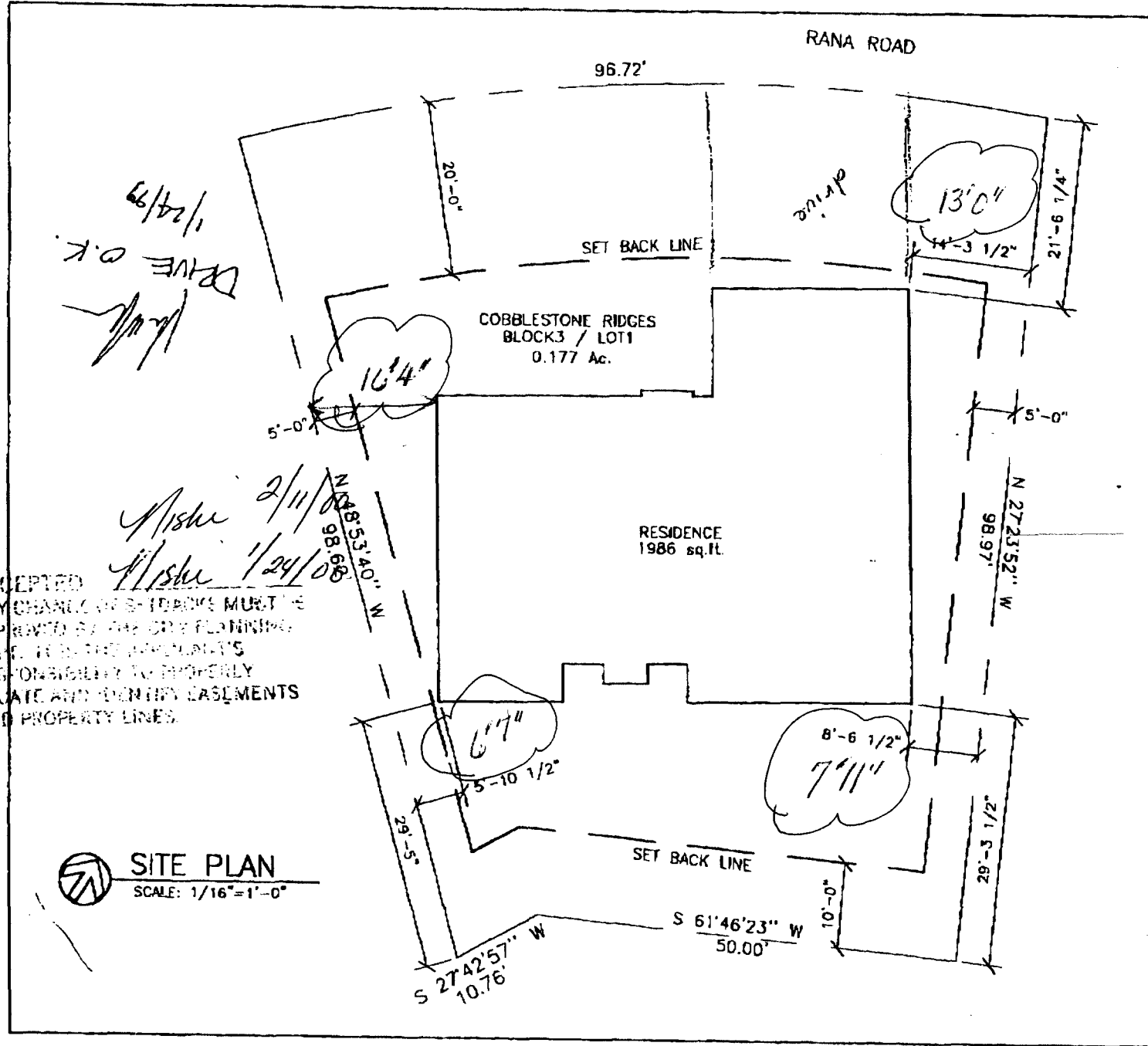
(White: Planning)    (Yellow: Customer)    (Pink: Building Department)    (Goldenrod: Utility Accounting)

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.

*DRIVE O.K.*  
*[Signature]*  
 1/24/79

*Ashe 2/11/00*  
*Ashe 1/24/00*  
 N 48° 53' 40" W  
 98.66'  
 98.97'

**SITE PLAN**  
 SCALE: 1/16" = 1'-0"



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**BLOCK 3 / LOT 1**  
 2553 Rana Road  
 Grand Junction, CO

Castle Rock Construction  
 P.O. Box 1633  
 Palisade, CO 81468  
 970-496-0189

JMK  
 a Architect, Inc.  
 1000 West 1st St.  
 Grand Junction, CO 81505  
 970-241-1111

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