

FEE \$	10 <sup>-</sup>
TCP \$	500 <sup>-</sup>
SIF \$	292 <sup>-</sup>

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

BLDG PERMIT NO. 77065



Your Bridge to a Better Community

BLDG ADDRESS 2354 RANA ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 1842

TAX SCHEDULE NO. 2945-174-39-003 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION COBBLESTONE RIDGES TOTAL SQ. FT. OF EXISTING & PROPOSED 1842

FILING 1 BLK 2 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) OWNER CHRIS JENSEN USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) ADDRESS 384 A E. VALLEY Circle DESCRIPTION OF WORK & INTENDED USE NEW HOME

(1) TELEPHONE 256-7114 CELL 986-5373 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) APPLICANT CHRIS JENSEN

(2) ADDRESS 384 A E. VALLEY CIRCLE

(2) TELEPHONE 256-7114

**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) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 28' Special Conditions 5' easement west side

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

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).

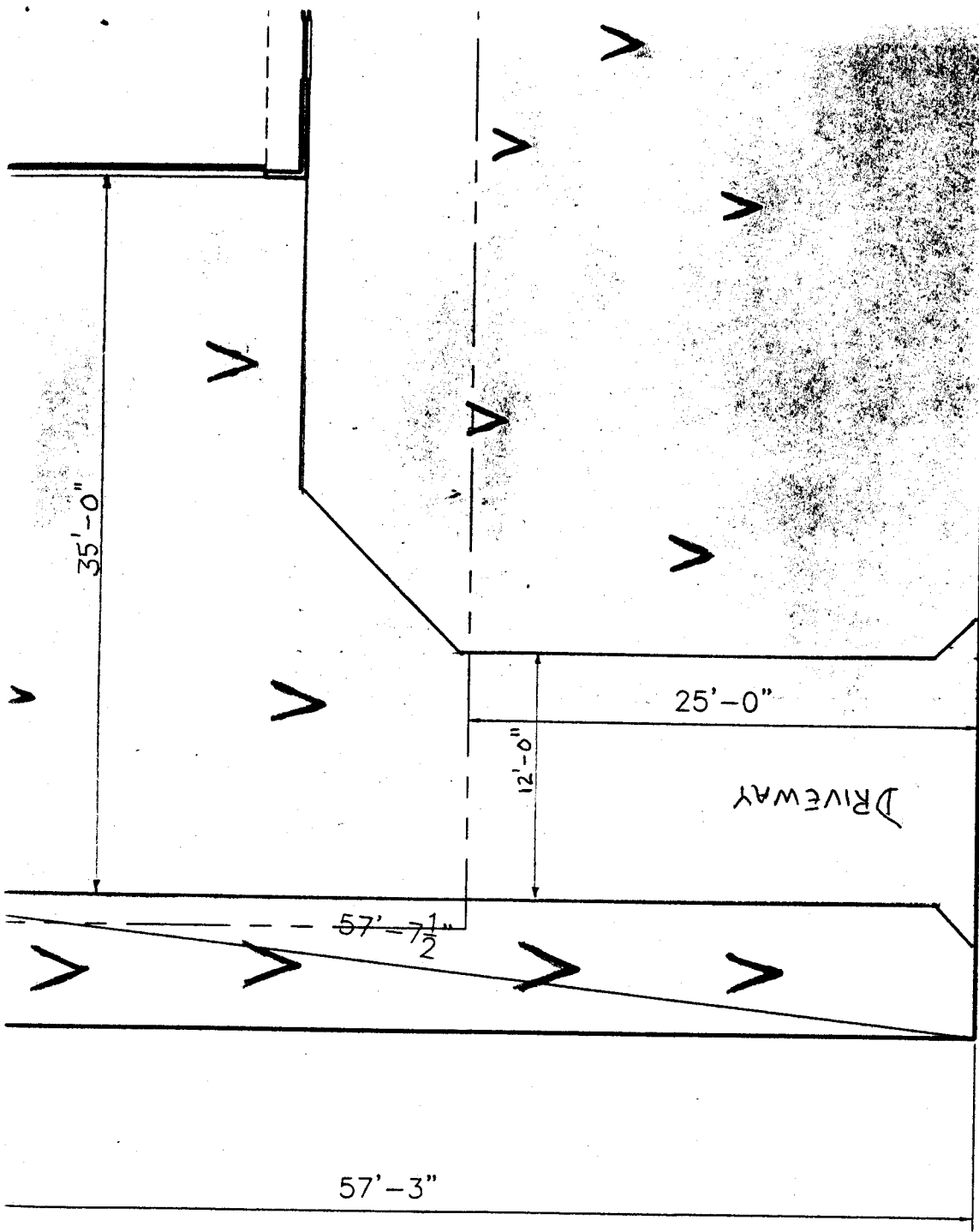
Applicant Signature [Signature] Date 9-29-00

Department Approval [Signature] Date 10-11-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13473</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/11/00</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)

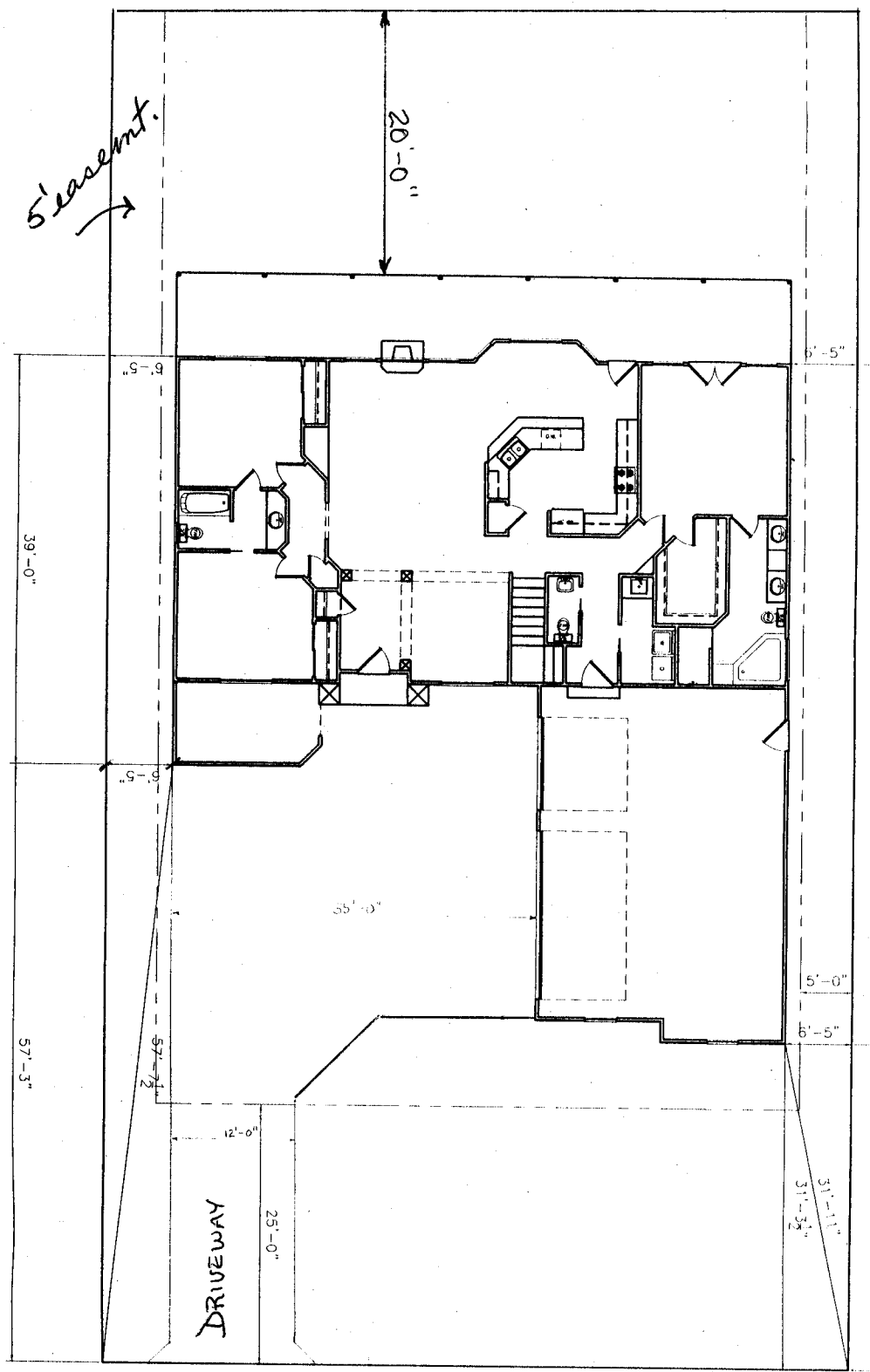


235H  
 RANA ROAD

DRIVE + DRAINAGE OK  
 SH  
 10/5/00

ACCEPTED *Ronnie* 10/11/00

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.



2354 RANA RD.

**Cobblestone Ridges Homeowner's Association  
c/o Ridges Funding, LLC  
11001 W. 120<sup>th</sup> Avenue, Suite 310  
Broomfield, CO 80021**

*Via Facsimile and US Mail*

October 3, 2000

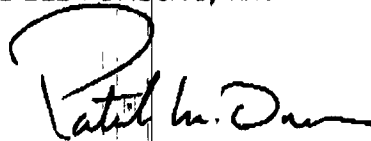
Chris and Shannon Jensen  
384A East Valley Circle  
Grand Junction, CO 81503

Re: 2354 Rana Road  
Cobblestone Ridges

Dear Mr. and Mrs. Jensen:

I have reviewed the plot plan for the home at 2354 Rana Road and find that the setbacks are in compliance with the Cobblestone Ridges Guidelines. The plans as submitted are approved. If you have questions, please call me at 303-410-2502. Thank you for your cooperation in this matter.

Sincerely,  
RIDGES FUNDING, LLC



By: Patrick M. Donovan  
Its: Vice President