

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

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

BLDG PERMIT NO. 77107



Your Bridge to a Better Community

BLDG ADDRESS 2355 Rana Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1686 sq ft
 TAX SCHEDULE NO. 2945-174-40-002 SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION Cobblestone Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: - 0 - After: 1 this Construction
 (1) OWNER Jim + Jane Ann Schroeder NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 713 Birdie Dr. Bl. 81506 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 245-7934 DESCRIPTION OF WORK & INTENDED USE New Home.
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 PD 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 _____
 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).

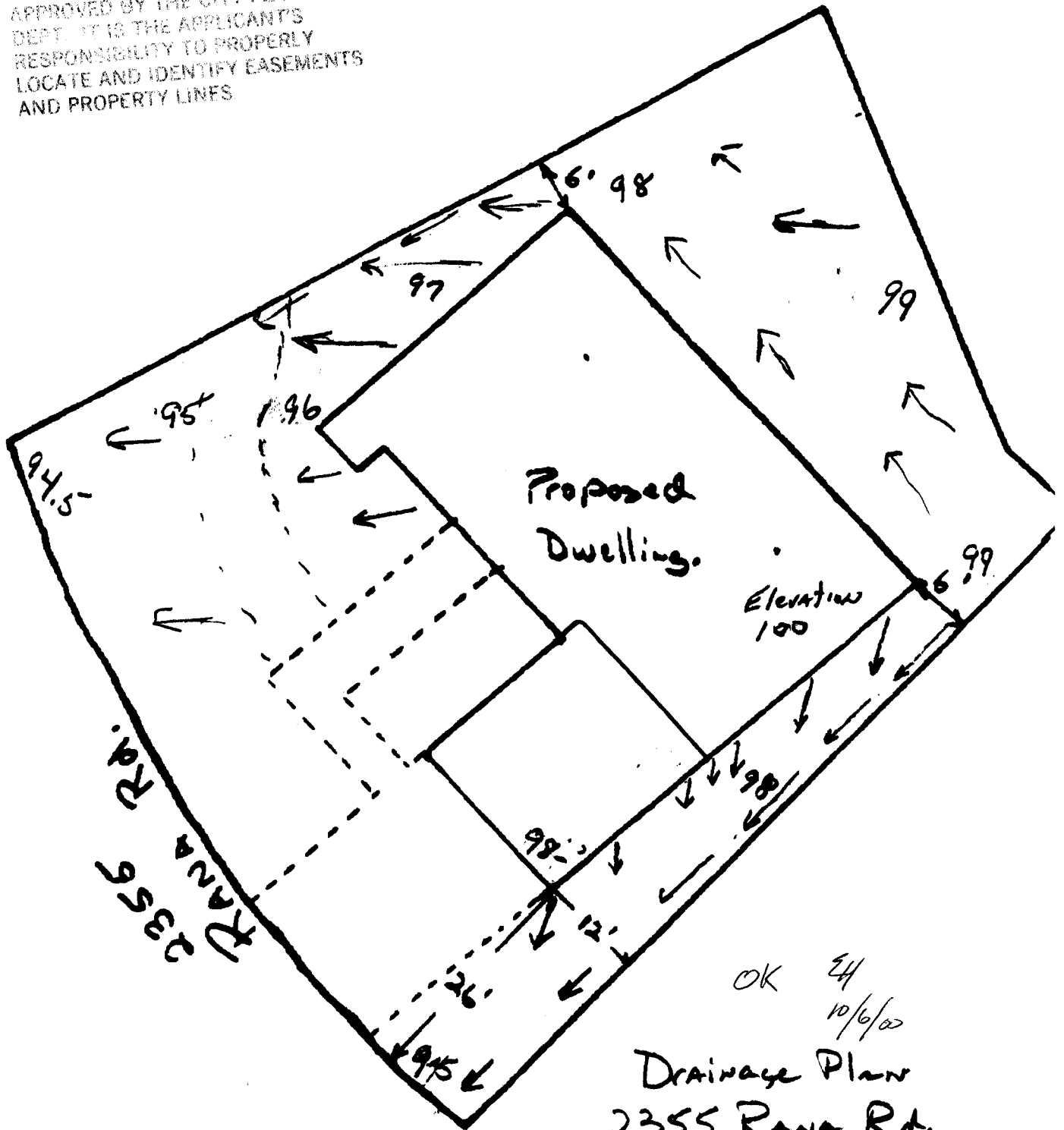
Applicant Signature James E. [Signature] Date 10/5/00
 Department Approval [Signature] Date 10/16/00

Additional water and/or sewer tap fees are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O # <u>13447</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10-6-00</u>

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

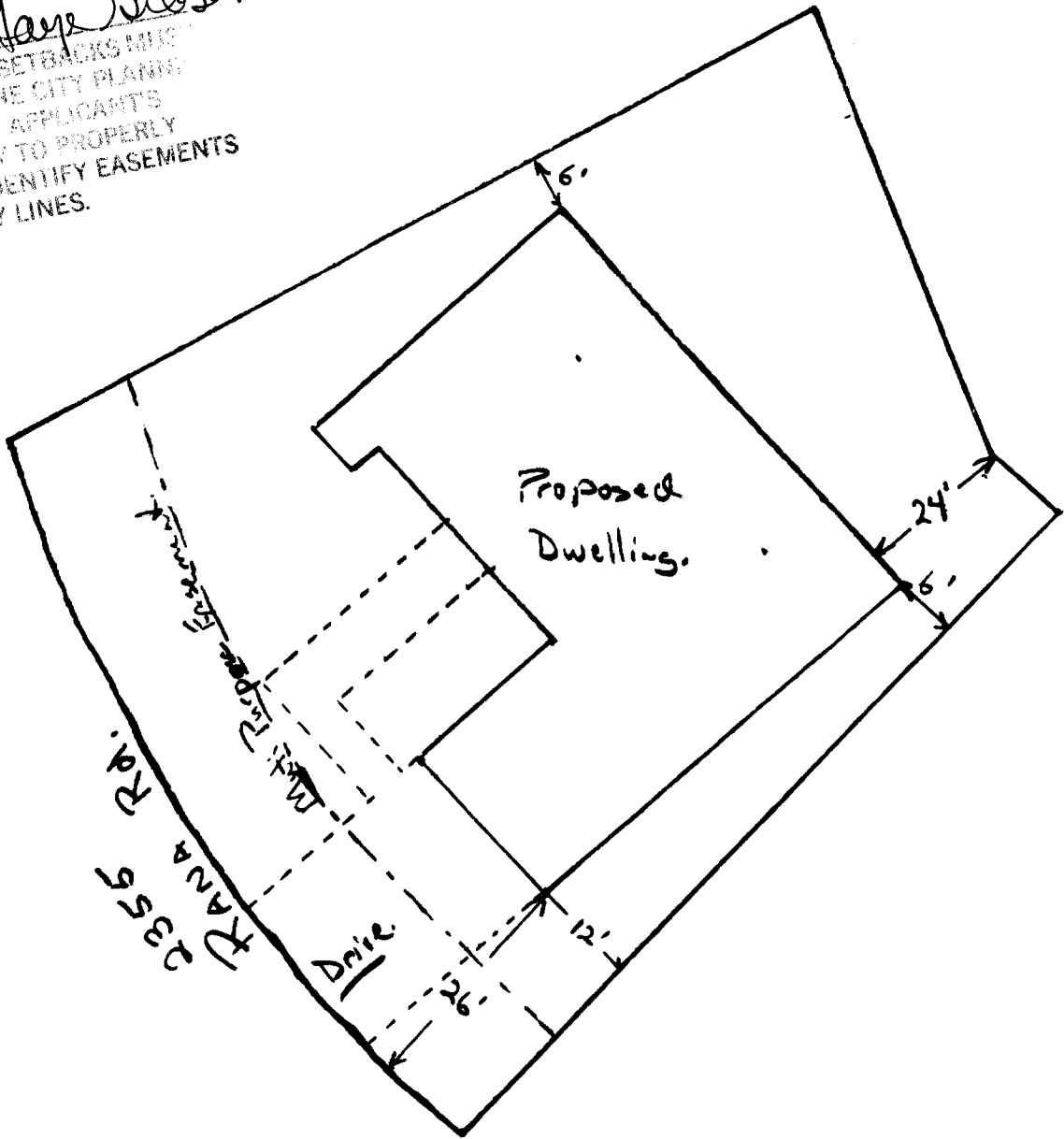
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10/6/00
 ACCEPTED *C. Gary Nelson*
 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



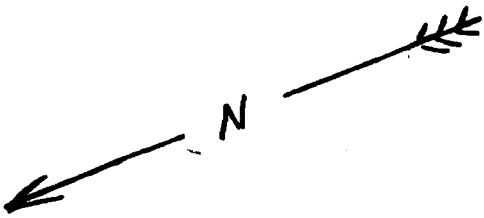
OK *EH*
 10/6/00
 Drainage Plan
 2355 RANA Rd.
 Site Plan

10/6/00
M. J. Wilson
ACCEPTED
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
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AND PROPERTY LINES.



DRIVE OK
EH
10/6/00

Site Plan
2355 Rana Rd.
Block 3
Lot 2



Scale 1" Approx 20'

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

September 29, 2000

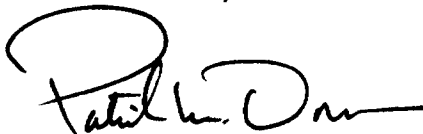
Mr. Jim Schroeder
Schroeder Construction, Inc.
713 Birdie Drive
Grand Junction, CO 81506-7934

Re: 2355 Rana Road
Cobblestone Ridges

Dear Mr. Schroeder:

I have reviewed your plans for the home at 2355 Rana Road and find those plans to be in conformance with the Cobblestone Ridges Architectural Design Guidelines. The plans as submitted are approved. However, such approval is subject to compliance with setback requirements. Please provide a plot plan showing location of dwelling unit on lot and applicable setbacks (rear, side, front). Approval is also subject to approval of exterior color samples, including roof tile. If you have questions about these requirements or other issues, please call me at 303-410-2502. Thank you for your cooperation in this matter.

Sincerely,
RIDGES FUNDING, LLC

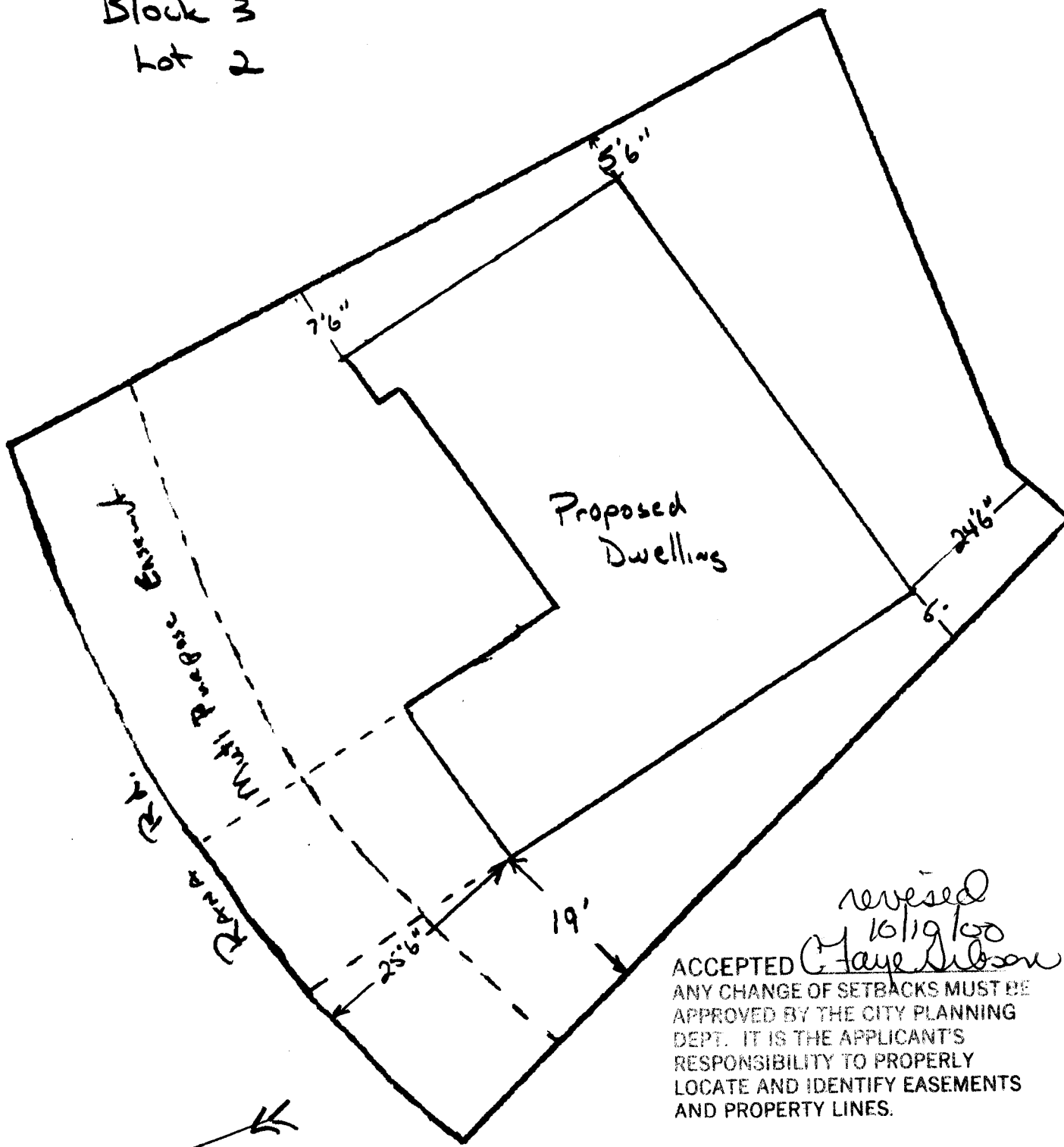


By: Patrick M. Donovan
Its: Vice President

cc: Cobblestone Ridges Homeowner's
Association Board Members

Site Plan
2355 RANA Rd.

Block 3
Lot 2



revised
10/19/00
Clare Gibson
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.

Not to Scale