

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 2355 RAWA RD SQ. FT. OF PROPOSED BLDGS/ADDITION 120' 10' x 12' SHED

TAX SCHEDULE NO. 2945-174-40-002 SQ. FT. OF EXISTING BLDGS 1685

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

FILING _____ BLK 3 LOT 2

NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) OWNER RANDY J GODSON

(1) ADDRESS 2355 RAWA RD

USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 970-243-3681

DESCRIPTION OF WORK & INTENDED USE Shed

(2) APPLICANT _____

TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) 10' x 12' SHED

(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 PD

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 _____

Special Conditions _____

CENSUS 148 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 Randy J Godson

Date 040502

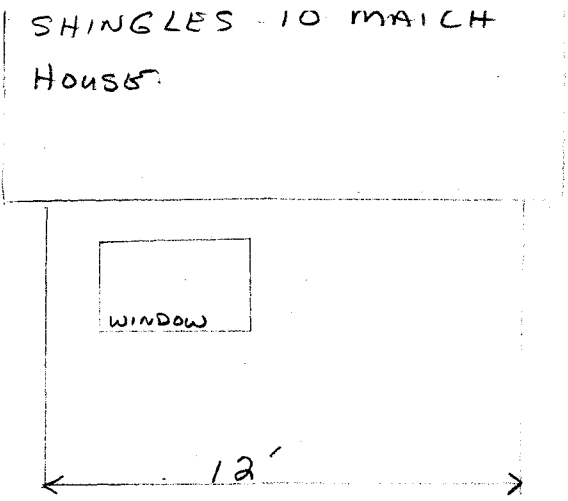
Department Approval C. Faye Johnson

Date 4/16/02

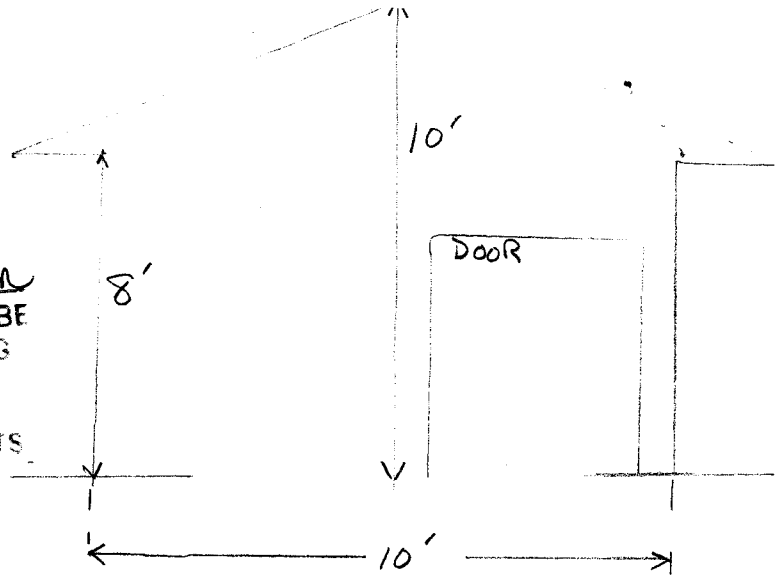
| | | | |
|--|-----------------------|--|-------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No <u>no kg use</u> |
| Utility Accounting | <u>Pattie Kanover</u> | | Date <u>4-16-02</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

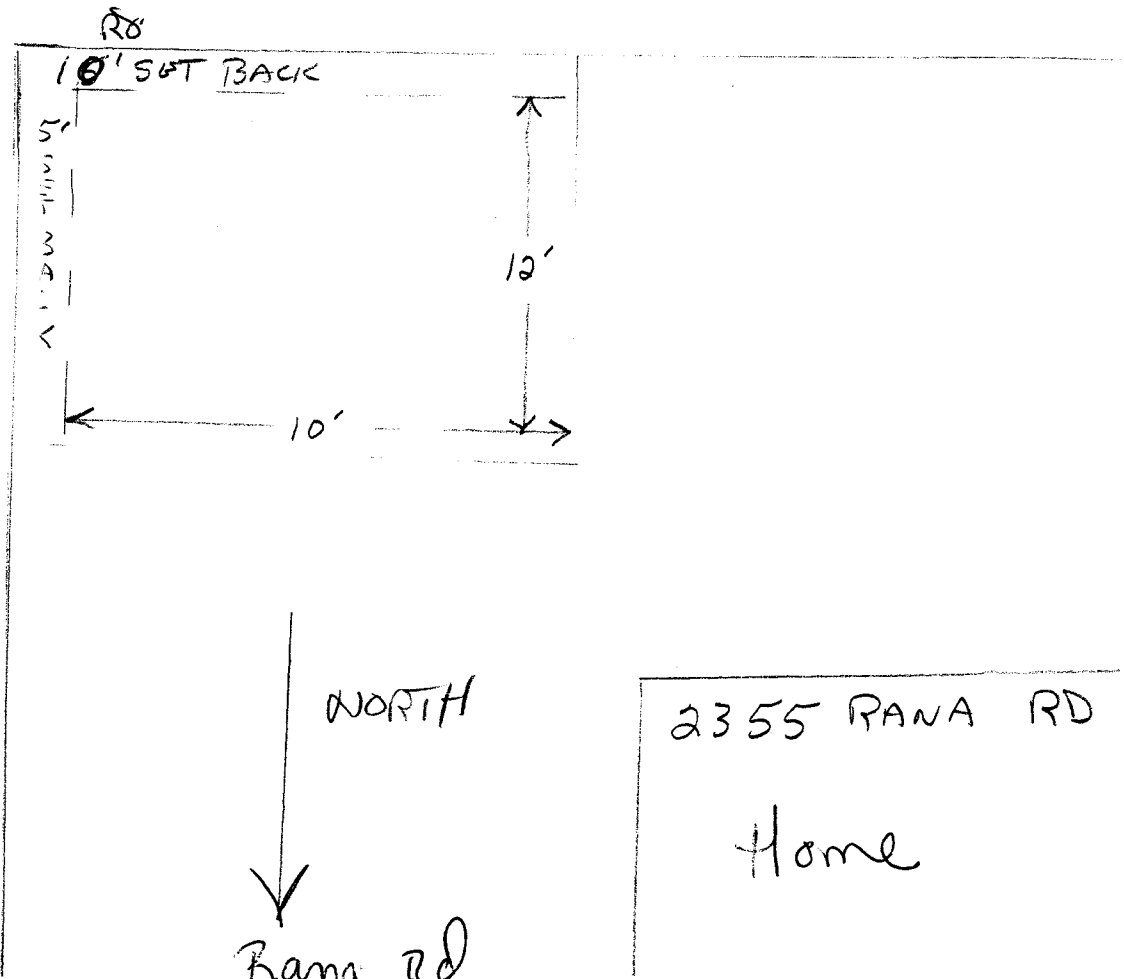


ACCEPTED *4/11/16 for
C. Jaye Wilson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES



10' X 12' SHED BUILT BY MOR STORAGE'S
 THE SHED WILL BE PAINTED TO MATCH

House 2355 RANA RD
 RANDY GODSEY
 2355 RANA RD
 970-243-3681



**Cobblestone Ridges Subdivision
Architectural Review Committee**

*c/o Sharon Weingardt
397 Butte Court
Grand Junction, CO 81503*

Plan Review Application

Applicant: Randy Gadsby Date: _____
Applicant Address: 2355 Rana Rd Phone: 243-3681
City: Grand Jct. State: CO Zip: 81503 Contact: Same
Project Address: 2355 Rana Rd
Project Type: 10x12 Shed Proposed Start Date _____
Remarks: See attached

Plan Review Results

Approved By: Sharon Weingardt Date: 04-07-02
For the Architectural Review Committee
Remarks: 10x12 shed approved with signed shed permit from city. Need copy for records.

Or

Denied By: _____ Date: _____
For the Architectural Review Committee
Remarks: _____