

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 91036



44601-2490  
 Building Address 2350 RANA ROAD  
 Parcel No. 2945-174-3900-1  
 Subdivision COBBLESTONE RIDGES  
 Filing \_\_\_\_\_ Block 2 Lot 1

No. of Existing Bldgs 1 Proposed 1  
 Sq. Ft. of Existing Bldgs 4200 Proposed 4200  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name JEFF & KATHALIN REEVE  
 Address 2350 RANA ROAD  
 City / State / Zip GR. CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name SAME  
 Address ~~2350 RANA ROAD~~  
 City / State / Zip \_\_\_\_\_  
 Telephone 970 241 8278

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES BASEMENT REMODEL  
(Interior Only)

**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 \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement No Range allowed  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions May not be used as a separate dwelling unit. West Bas  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials) senk, dishwasher & fridge ok.

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 8/26/03  
 Department Approval [Signature] Date 9-4-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>		Date <u>9-14-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



**Cobblestone Ridges Subdivision  
Architectural Review Committee**

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

**Plan Review Application**

Applicant: Jeff & Kathleen Recker Date: \_\_\_\_\_  
Applicant Address: 2350 Rana Rd Phone: \_\_\_\_\_  
City: Grand Jet State: CO Zip: 81523 Contact: Jolly Construction  
Project Address: 2350 Rana Rd.  
Project Type: remodel basement Proposed Start Date \_\_\_\_\_  
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Plan Review Results**

Approved By: Sharon Weingardt Date: 09-02-03  
*For the Architectural Review Committee*  
Remarks: remodel basement approved  
\_\_\_\_\_  
\_\_\_\_\_

**Or**

Denied By: \_\_\_\_\_ Date: \_\_\_\_\_  
*For the Architectural Review Committee*  
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_