

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO 166490

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 395 Butte Ct TAX SCHEDULE NO. 2945-174-41-008  
 SUBDIVISION The Ridge at Cobblestone SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1622 #  
 FILING \_\_\_\_\_ BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Advanced Const. & Concrete Inc NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 553 34 rd.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 434 7808  
 USE OF EXISTING BLDGS N/A  
 (2) APPLICANT Chris Williams DESCRIPTION OF WORK AND INTENDED USE: New Home  
 (2) ADDRESS 553 34 rd  
 (2) TELEPHONE 434 7808

**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) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 1-8 any 3 max 28'  
the rest are 25' CENSUS 1401 TRAFFIC 96 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Chris Williams Date 8-11-98  
 Department Approval Antonia Costello Date 8-12-98

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11524

Utility Accounting Jason Shaper Date 8/12/98

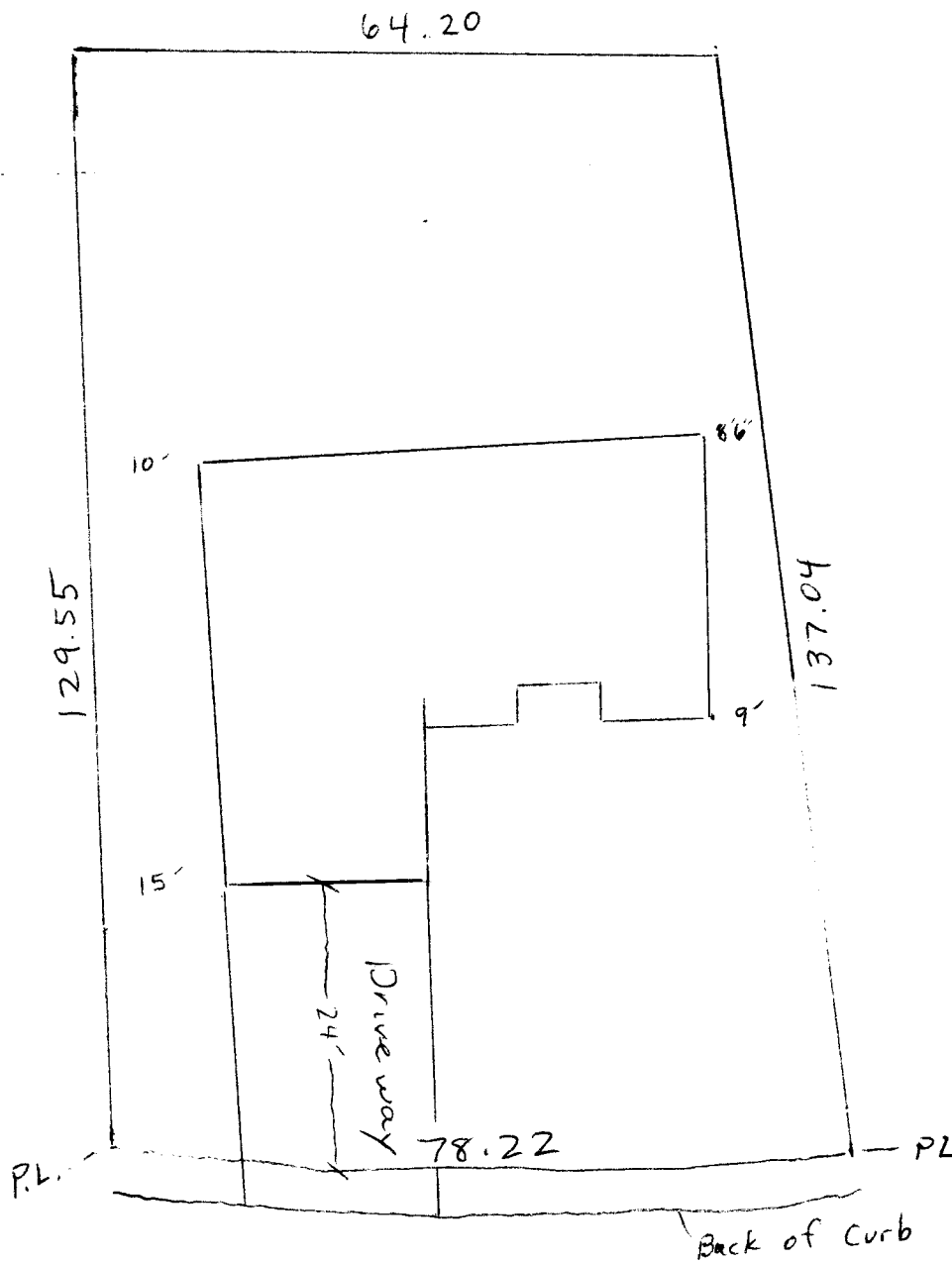
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Advanced Construction  
& Concrete Inc  
434-7808

Minimum SET BACKS - see to City Planning

Front - 20' from Property  
Side - 5' " " "  
Rear - 10' " " "



ACCEPTED SLC 8-12-98  
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.

ROAD

Lot 32  
395 Butte Ct  
(not to scale)  
Plot Plan

DRIVEWAY  
EASEMENT  
8/2/98  
N →