

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻

802⁻



BLDG PERMIT NO. 127196

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

BLDG ADDRESS 398 Butte TAX SCHEDULE NO. 2945 174 42 003
 SUBDIVISION Cobblestone Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1854[#]
 FILING 2 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Marcus Built NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 481 Fruitwood Dr.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 523 5445
 (2) APPLICANT Marcus Built USE OF EXISTING BLDGS N/A
 (2) ADDRESS 481 Fruitwood Dr. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 523 5445 new ranch-style home

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't _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 10' from PL
 Maximum Height 28'
 CENSUS 1401 TRAFFIC 96 ANN# _____

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 [Signature] Date 10/20/98
 Department Approval Bonnie Edwards Date 10/21/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11691

Utility Accounting [Signature] Date 10/21/98

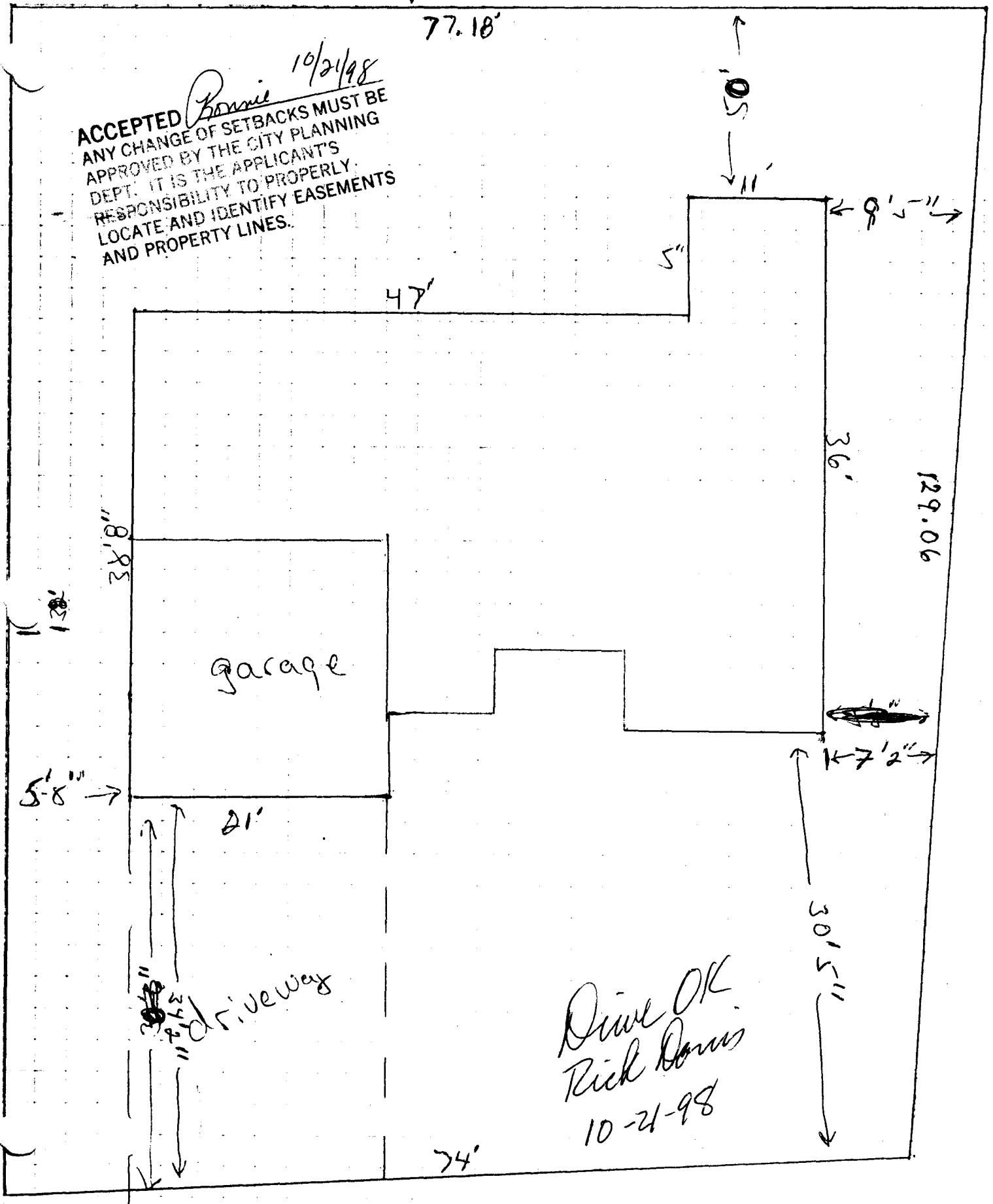
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

← N

77.18'

ACCEPTED *Bonnie* 10/21/98
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.



398 Butte Ct. Plot to Scale