

FEE \$	10,-
TCP \$	500,-
SIF \$	292,-



BLDG PERMIT NO. 105819

**PLANNING CLEARANCE**

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

BLDG ADDRESS 401 Butte TAX SCHEDULE NO. 2945 174 41 005  
 SUBDIVISION Cobblestone Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1987<sup>sq</sup>  
 FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Marcus Built, Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 481 Fruitwood Ar. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 523 5445 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Marcus Costopoulos DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 481 Fruitwood \_\_\_\_\_  
 (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'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 10 from PL Special Conditions \_\_\_\_\_  
 Maximum Height 28' 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).

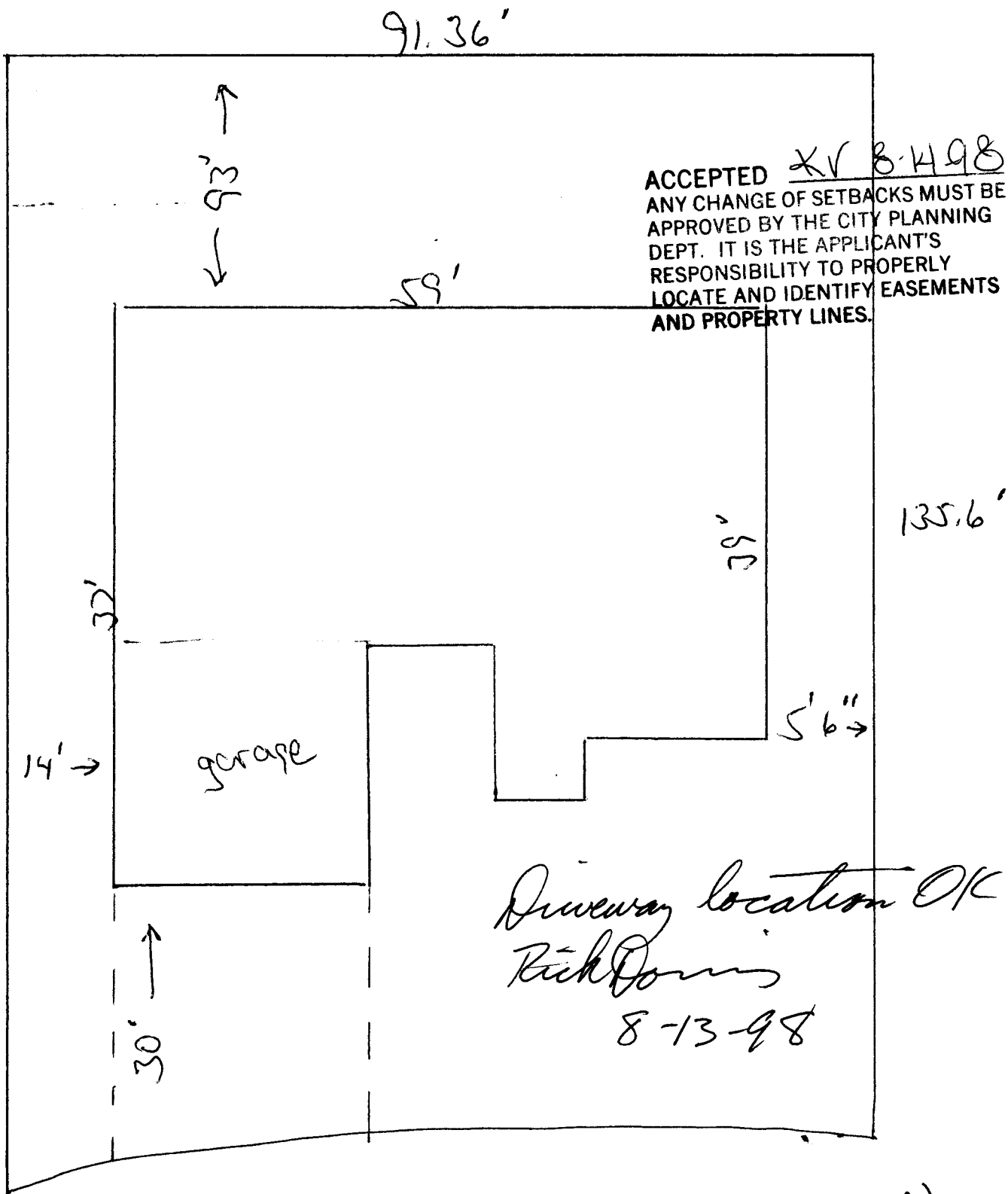
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/13/98  
 Department Approval [Signature] Date 8-14-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11526  
 Utility Accounting R. Raymond Date 8/14/98

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)



ACCEPTED *XV 8-14-98*  
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.

*Driveway location OK.*  
*Rick Dennis*  
*8-13-98*

401 Butte