

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



BLDG PERMIT NO. 65209

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 402 Butte TAX SCHEDULE NO. 2945-174-42-001

SUBDIVISION Cobblestone Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING Phase 2 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A

Replate

(1) OWNER Great New Homes NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3032 F 70 Business Loop

(1) TELEPHONE (970) 434-4616 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Great New Homes USE OF EXISTING BLDGS _____

(2) ADDRESS 3032 F 70 Business Loop DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE (970) 434-4616 New 5/7 Residence

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 15' from PL Rear 10' from PL Special Conditions _____

Maximum Height _____

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 5/12/98

Department Approval [Signature] Date 5-19-98

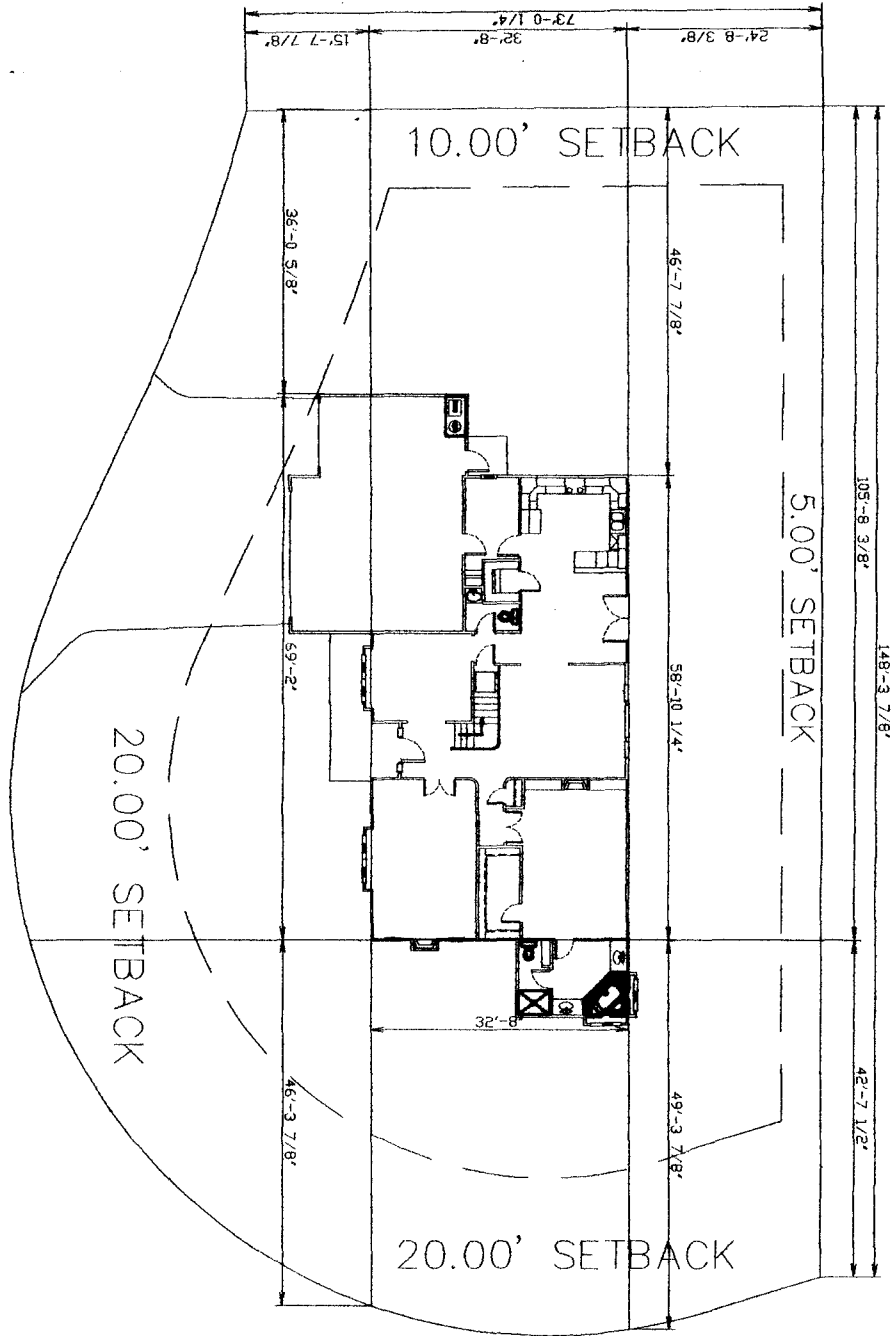
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 711513 TR-85165

Utility Accounting [Signature] Date 5-19-98

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)

402 Butte
 Cobblestone Ridge Subdivision
 Lot 1 Block 2



ACCEPTED SLC 5-19-98
 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.
 M Ashbeck 5/14/98