

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 11170

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 422 SADDLE CT. TAX SCHEDULE NO. 2945-174-45-010
 SUBDIVISION COBBLESTONE RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1825⁰
 FILING _____ BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER AL FELLER NO. OF DWELLING UNITS
 BEFORE: ~~0~~ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS SAME
 NO. OF BLDGS ON PARCEL
 BEFORE: ~~0~~ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-0273
 (2) APPLICANT GARY D. DeRUSH USE OF EXISTING BLDGS -0-
 (2) ADDRESS 609 MEANDER DR. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 260-0057 NEW 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 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' on ridge line from PL Special Conditions _____
 Maximum Height 28' CENSUS 1401 TRAFFIC 96 ANNX# _____

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 Gary D. DeRush Date 8/14/98
 Department Approval Kathleen M. Poole Date 8/14/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11528

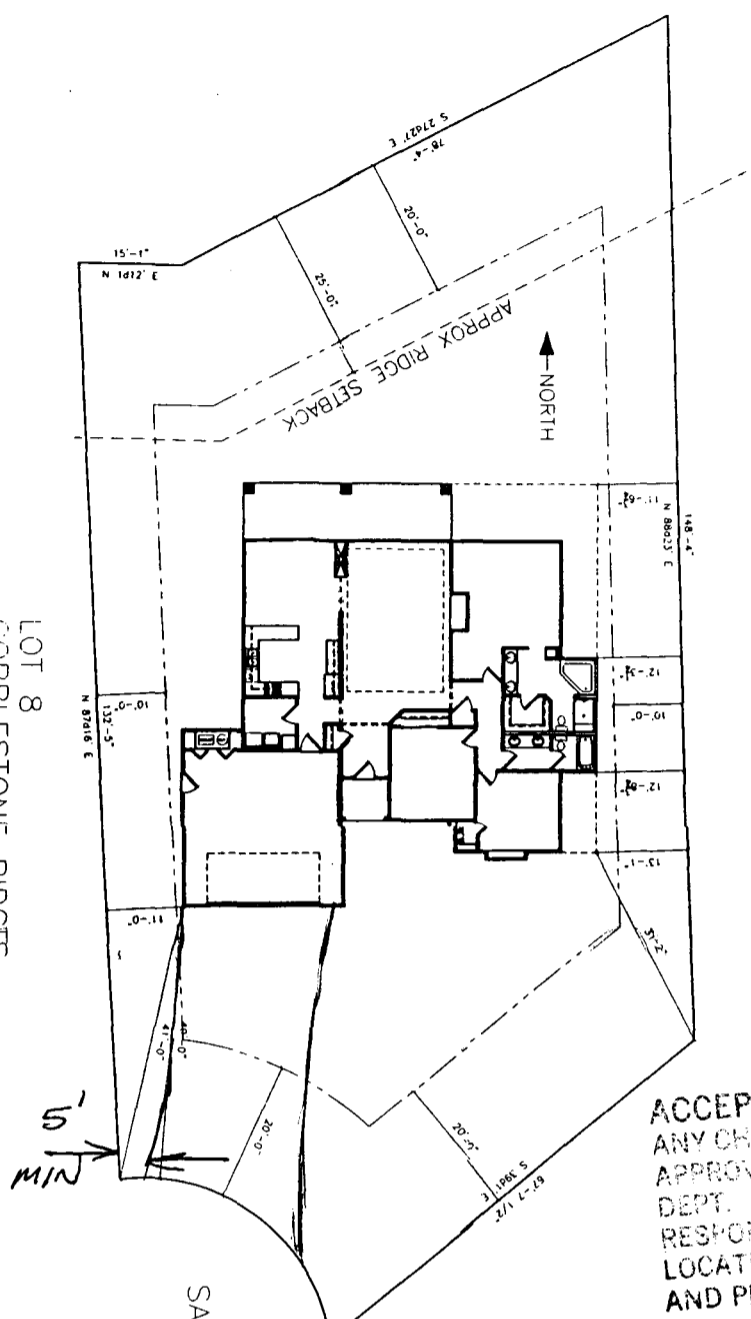
Utility Accounting [Signature] Date 8/14/98

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)

PLOT PLAN
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

LOT 8
COBLESTONE RIDGES
422 SADDLE COURT

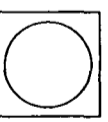


ACCEPTED KP 8/14/98
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Driveway location OK.
Rich Davis 8-14-98*

NO. OF SHEETS	3
NO. OF SHEETS USED	3
DATE	8-14-98
SCALE	1/8" = 1'-0"
SHEET NO.	3

THE FELLER RESIDENCE
PLOT PLAN



Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-8782

NO.	DESCRIPTION