

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



BLDG PERMIT NO. 70356

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

EX

BLDG ADDRESS 389 BUTTE COURT TAX SCHEDULE NO. 2945-174-42-011

SUBDIVISION COBBLESTONE RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1517

FILING 2 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S)       

(1) OWNER VALLEY MW DEVELOPMENT LP NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 2401, GR JCT CO

(1) TELEPHONE 250-8022 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT TML ENTERPRISES INC USE OF EXISTING BLDGS       

(2) ADDRESS Box 2401 GR JCT CO DESCRIPTION OF WORK AND INTENDED USE:       

(2) TELEPHONE 250-8022 SINGLE FAMILY 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 5' from PL Rear 10' from PL Special Conditions       

Maximum Height        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 5/25/99

Department Approval [Signature] Date 5/27/99

Additional water and/or sewer tap fee(s) are required: YES        NO ✓ W/O No. 12243

Utility Accounting [Signature] Date 5/27/99

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)



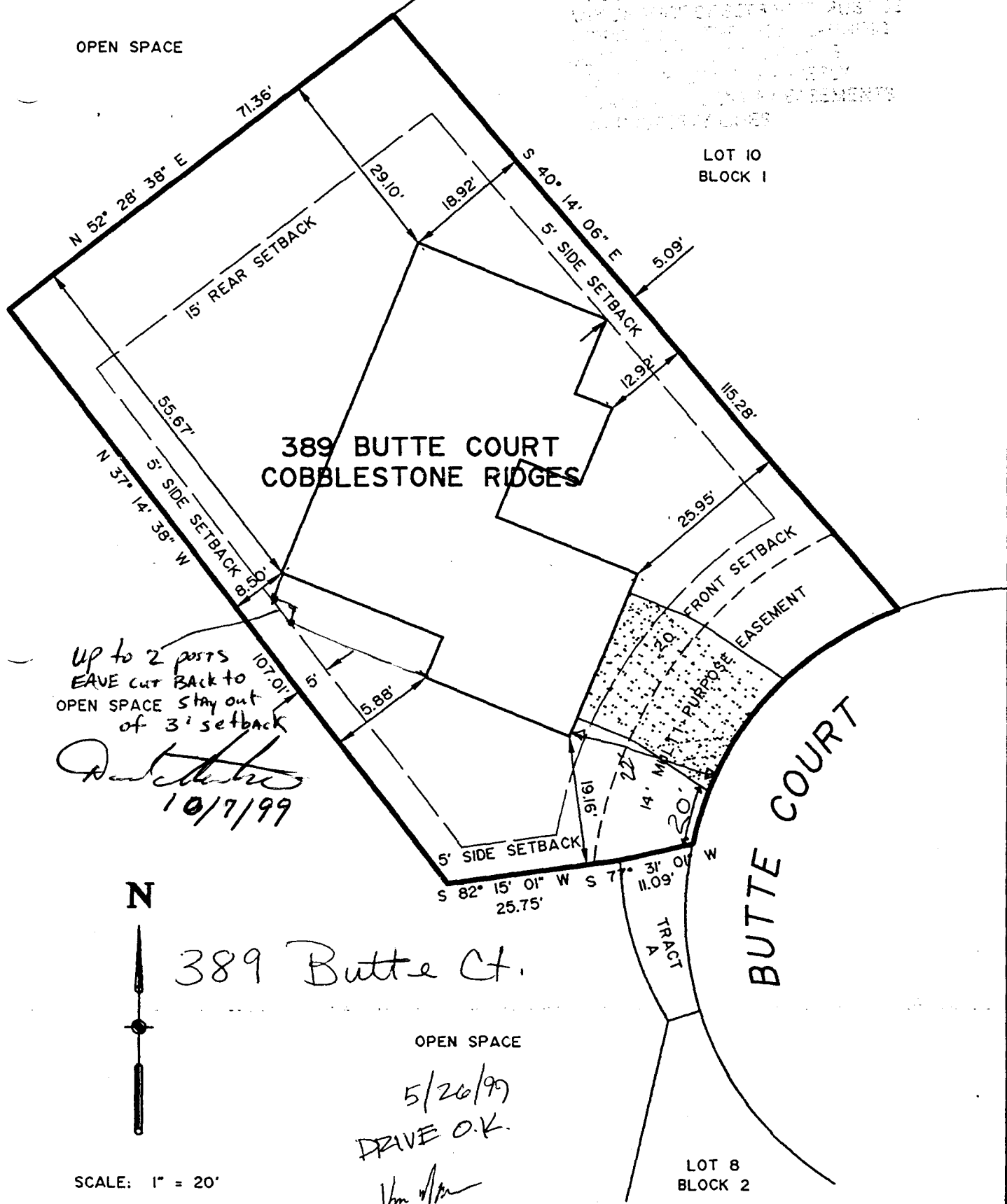
5/27/99

Connie

ACCEPTED  
BY THE BOARD OF SUPERVISORS  
ON MAY 26, 1999  
FOR THE PURPOSES OF  
RECORDING THE EASEMENTS  
AND INTERESTS  
HEREIN

OPEN SPACE

LOT 10  
BLOCK 1



Up to 2 posts  
EAVE cut BACK to  
OPEN SPACE stay out  
of 3' setback  
10/7/99



389 Butte Ct.

OPEN SPACE  
5/26/99  
DRIVE O.K.  
Vm

JOB NO. 8382-17