

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



BLDG PERMIT NO. 70030

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

EX

BLDG ADDRESS 394 BUTTE CT. TAX SCHEDULE NO. 2945-174-42-005
 SUBDIVISION COBBLE STONE RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900 2548
 FILING BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER RACHALE JOHANSON NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2031 WRANGLER WAY
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-243-0566
 (2) APPLICANT KEVIN JOHANSON USE OF EXISTING BLDGS —
 (2) ADDRESS - SAME AS ABOVE - DESCRIPTION OF WORK AND INTENDED USE: —
 (2) TELEPHONE — BUILD HOUSE

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 25' CENSUS 1401 TRAFFIC 96 ANN# —

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 6-28-99
 Department Approval Geonnie Edwards Date 6-29-99

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 12438

Utility Accounting Tammy Bensley Date 6/29/99

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)

394 BUTTE COURT

APPROVED *Ronnie 6/29/99*
THE LOCATION OF SETBACKS MUST BE
DETERMINED BY THE SURVEYOR
AND MUST BE SHOWN ON ALL
PLANS AND RECORDS. EASEMENTS
AND PROPERTY LINES.

394 BUTTE COURT
COBBLESTONE RIDGES

LOT 6
BLOCK 2

LOT 4
BLOCK 2

LOT 1
BLOCK 4

N



SCALE: 1" = 20'

6/29/99
DRIVE O.K.
[Signature]

JOB NO. 8382-45

