

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



BLDG PERMIT NO. 70870

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

EX

BLDG ADDRESS 397 BUTE CT TAX SCHEDULE NO. 2945-174.41.007

SUBDIVISION PHASE TWO REPLAT COBBLESTONE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000

FILING BLK 2-1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Tom WEINGARDT NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2449 H ROAD

(1) TELEPHONE 242-0407 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT KODIAK CUSTOM HOMES USE OF EXISTING BLDGS ~~RESIDENTIAL SINGLE FAMILY~~

(2) ADDRESS 420 ORCHARD DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 256-1038 RESIDENTIAL SINGLE FAMILY

**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 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 6-29-99

Department Approval [Signature] Date 6-30-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 12443

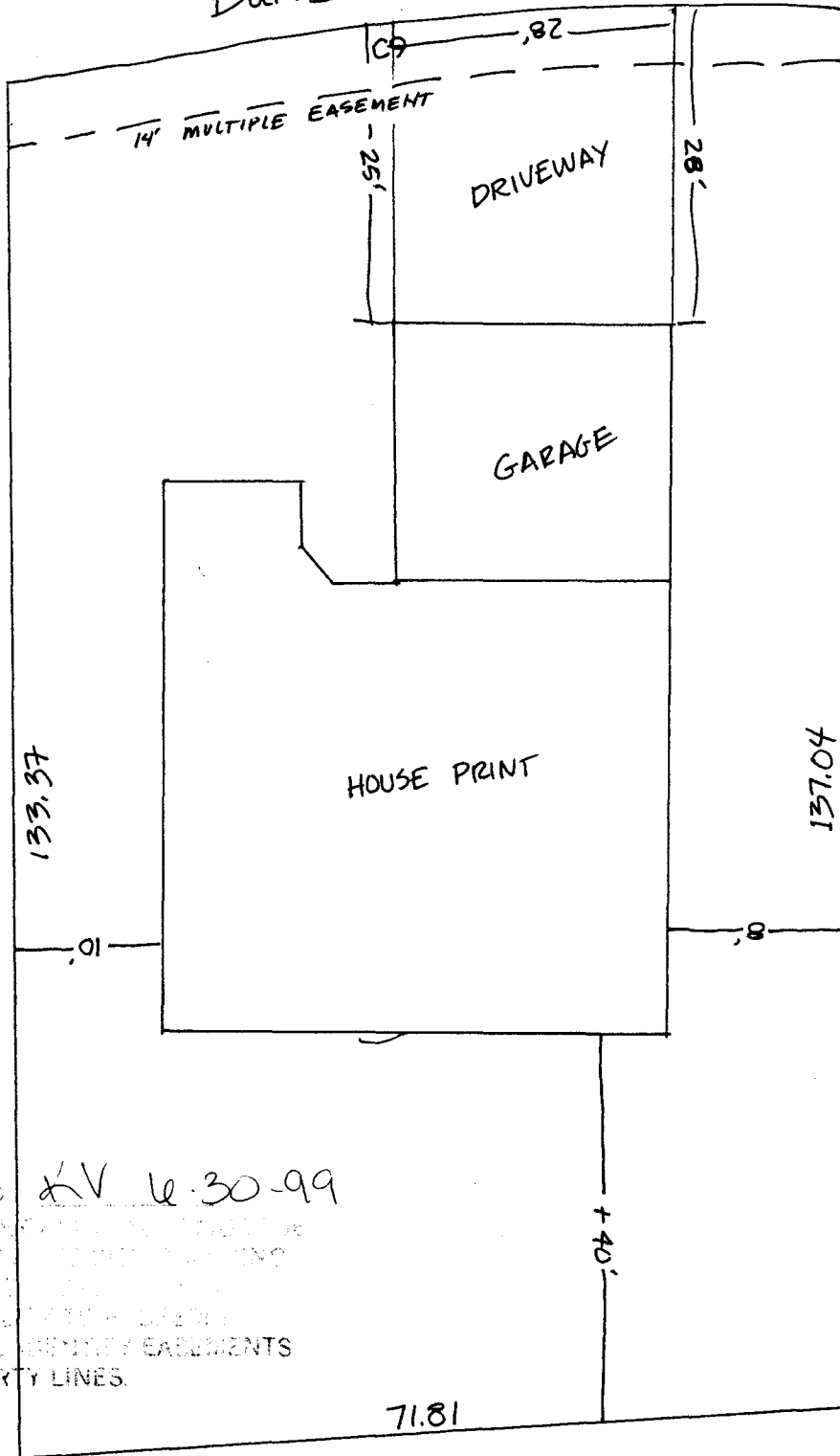
Utility Accounting [Signature] Date 6-30-99

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)

6-30-99  
Miss [Signature]  
Public [Signature]

BUTTE CT. 397



ACCEPTED  
REVISIONS  
DATE  
LOCATED AND IDENTIFIED EASEMENTS  
AND PROPERTY LINES.

KV 6-30-99

PHASE TWO REPLAT  
BLOCK ONE LOT 7  
COBBLESTONE RIDGES