

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



BLDG PERMIT NO. 68322

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 405 BUTTE CRT TAX SCHEDULE NO. 2945-174-41-003

SUBDIVISION COBBLESTONE RIDGES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2417

FILING 2 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0-

(1) OWNER Castle Rock Const NO. OF DWELLING UNITS
BEFORE: 0- AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 1533 Palisade

(1) TELEPHONE 464-0188 NO. OF BLDGS ON PARCEL
BEFORE: 0- AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT same USE OF EXISTING BLDGS N/A

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ Residential

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 17' _____

CENSUS 9 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 Robert Melot Date 1-11-99

Department Approval K. Valdez Date 1-12-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11853

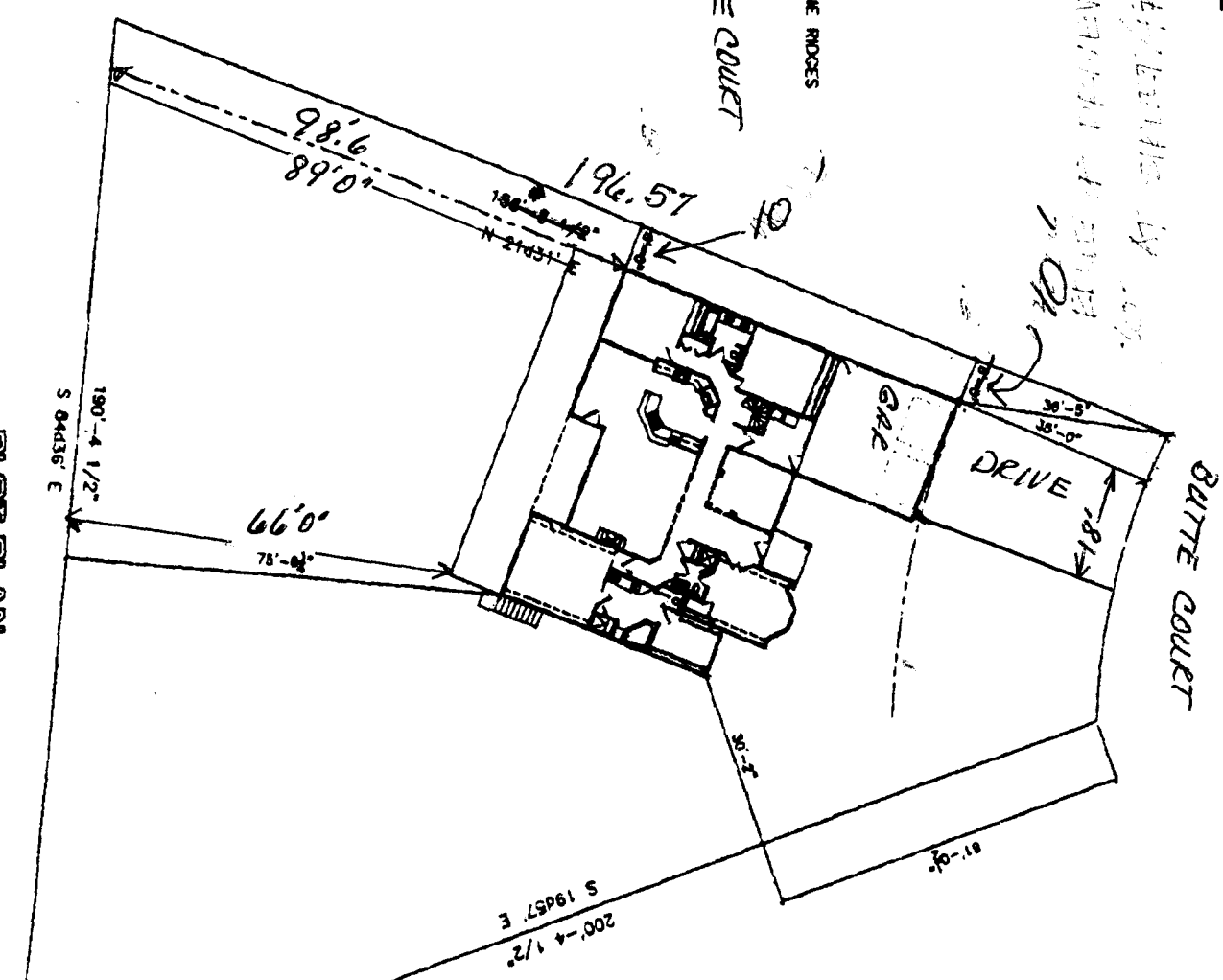
Utility Accounting K Duncan Date 1/12/99

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)

FOR A VARIATION BY THE
CITY PLANNING DEPARTMENT

COBBLESTONE RIDGES
LOT #3
BLOCK ONE
405 BUTTE COURT



PLAT PLAN
SCALE 1" = 10'

1-12-99
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Done OK @ 10' off TE
 Rick Davis
 1-12-99

1-12-99
 NOT
 LATE
 [Signature]