

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



BLDG PERMIT NO. 70711

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

(Signature)

BLDG ADDRESS 407 BUTTE COURT TAX SCHEDULE NO. 2945 174 42 002

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

FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 3200 #

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

(1) ADDRESS Box 2401, GR JCT CO 81502

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

(2) APPLICANT TMC ENTERPRISES INC USE OF EXISTING BLDGS Single Family Res

(2) ADDRESS Box 2401 Gr Jct CO 81502 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 250-8022 Single Family Res

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 _____
or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 10' from PL Special Conditions _____

Maximum Height 28'

CENSUS 1401 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 Thomas M. Lake Date 6/17/99

Department Approval Ponnie Edwards Date 6/18/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 18314

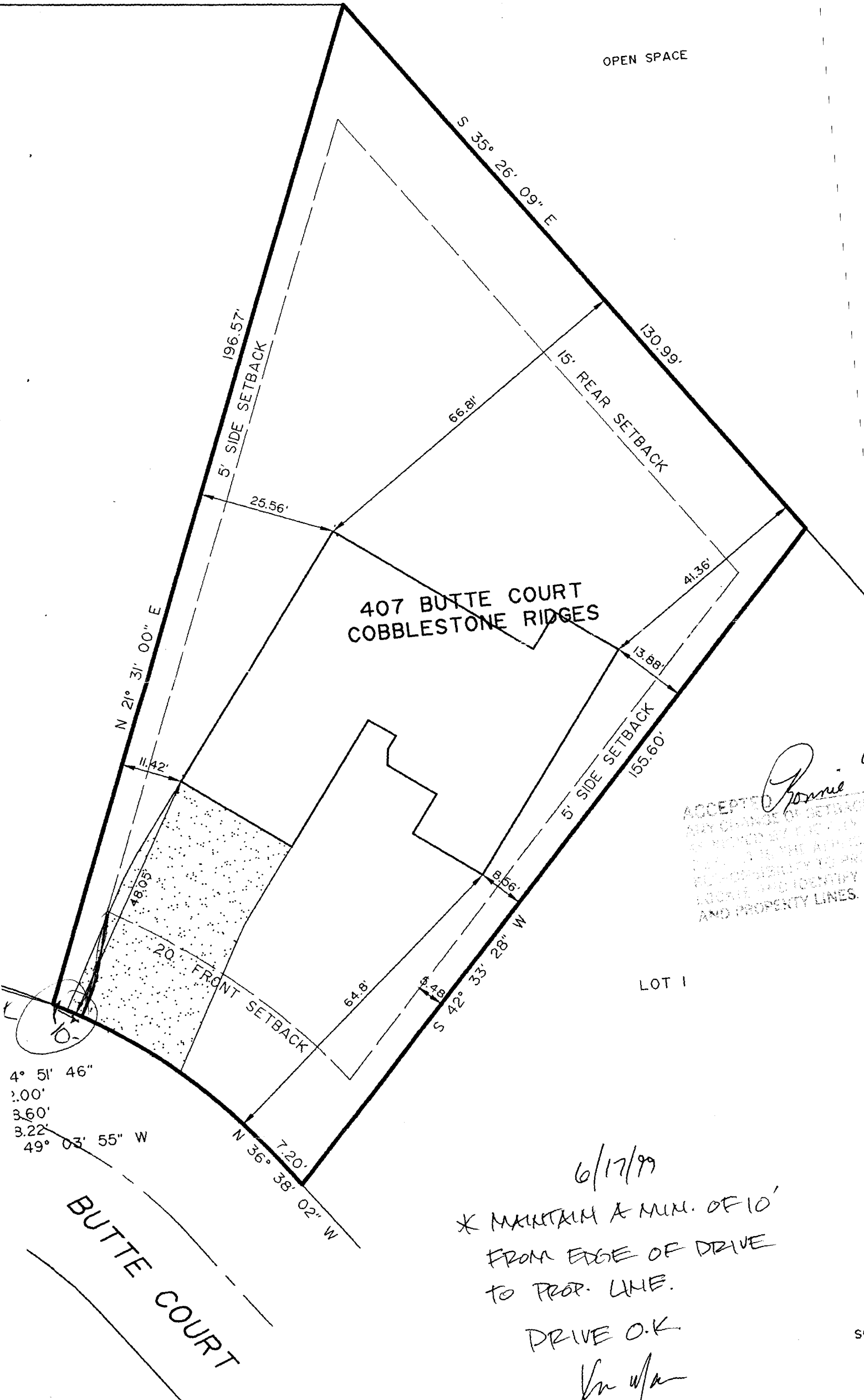
Utility Accounting William J. Kales Date 6/17/99

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)

OPEN SPACE

3



407 BUTTE COURT
COBBLESTONE RIDGES

ACCEPTED *Ronnie* 6/17/99
 ANY CHANGE OF SETBACKS
 OR OTHER ADJUSTMENTS
 TO THIS PLAN IS THE ADJUSTER'S
 RESPONSIBILITY TO PROTECT
 LOCUS AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

LOT 1

4° 51' 46"
 2.00'
 3.60'
 3.22'
 49° 03' 55" W

BUTTE COURT

6/17/99
 * MAINTAIN A MIN. OF 10'
 FROM EDGE OF DRIVE
 TO PROP. LINE.

DRIVE O.K.
for w/a

SCALE