

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 11953

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 414 Saddle Court TAX SCHEDULE NO. 2945-174-45-004
 SUBDIVISION Cobblestone Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2150
 FILING BLK - LOT 4 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
 (1) TELEPHONE 464-0188 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT same USE OF EXISTING BLDGS Residence
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ 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 _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5 from PL Rear 10 from PL
 Maximum Height _____ 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).

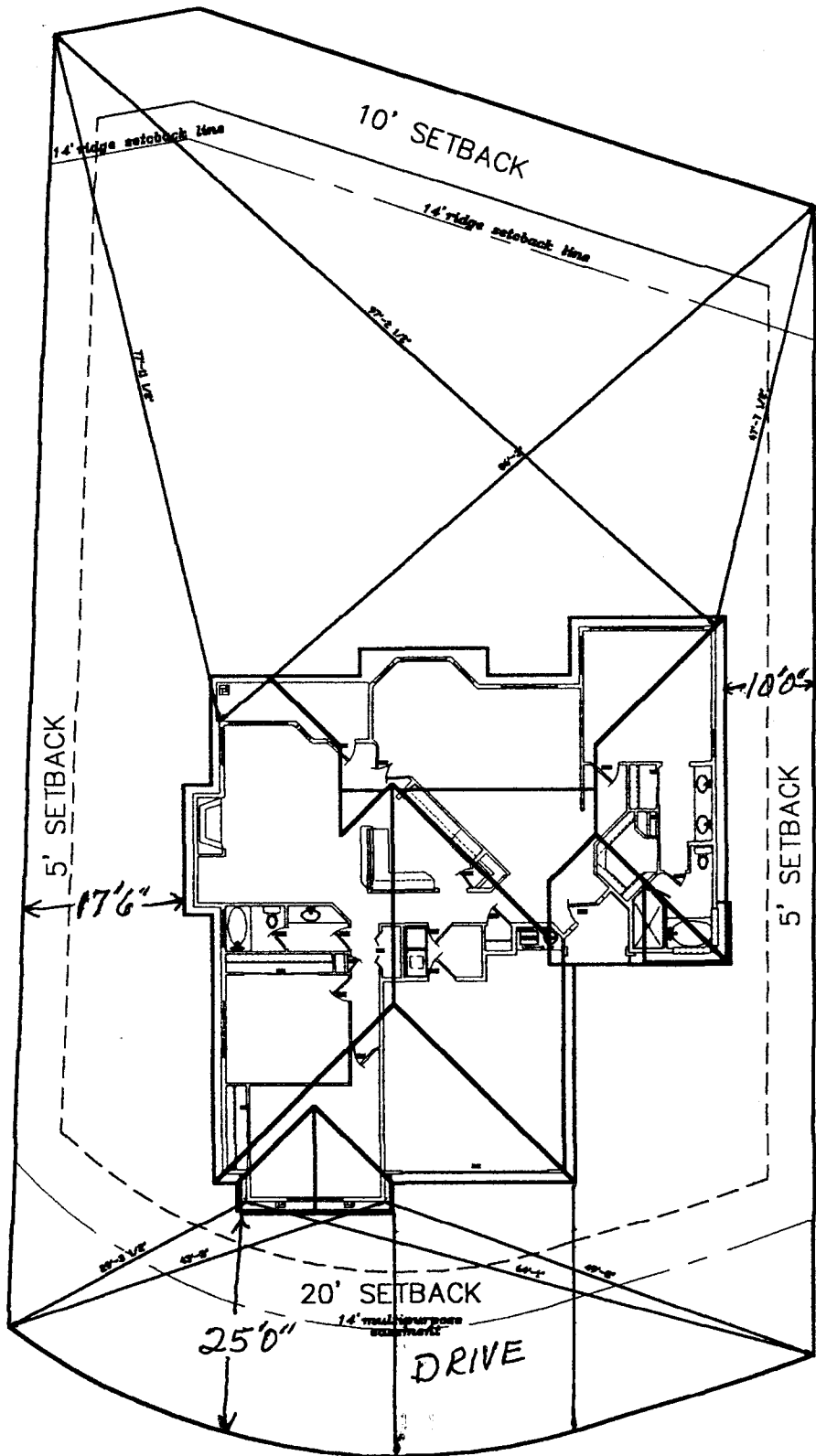
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Robert Melot Date 9-3-99
 Department Approval Bill N.H. Date 9-9-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12564
 Utility Accounting CM Cole Date 9/1/99

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)



9/7/99
 DRIVE O.K.
 Van W/ma
 9-9-99

Bill Nalle

**414 SADDLE COURT
 LOT 4**

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

AMENDED
10.20.99

Bill Nulle

PROPOSED
IMPROVEMENTS
AND EASEMENTS
AND PROPERTY LINES.



Scale 1"=20'

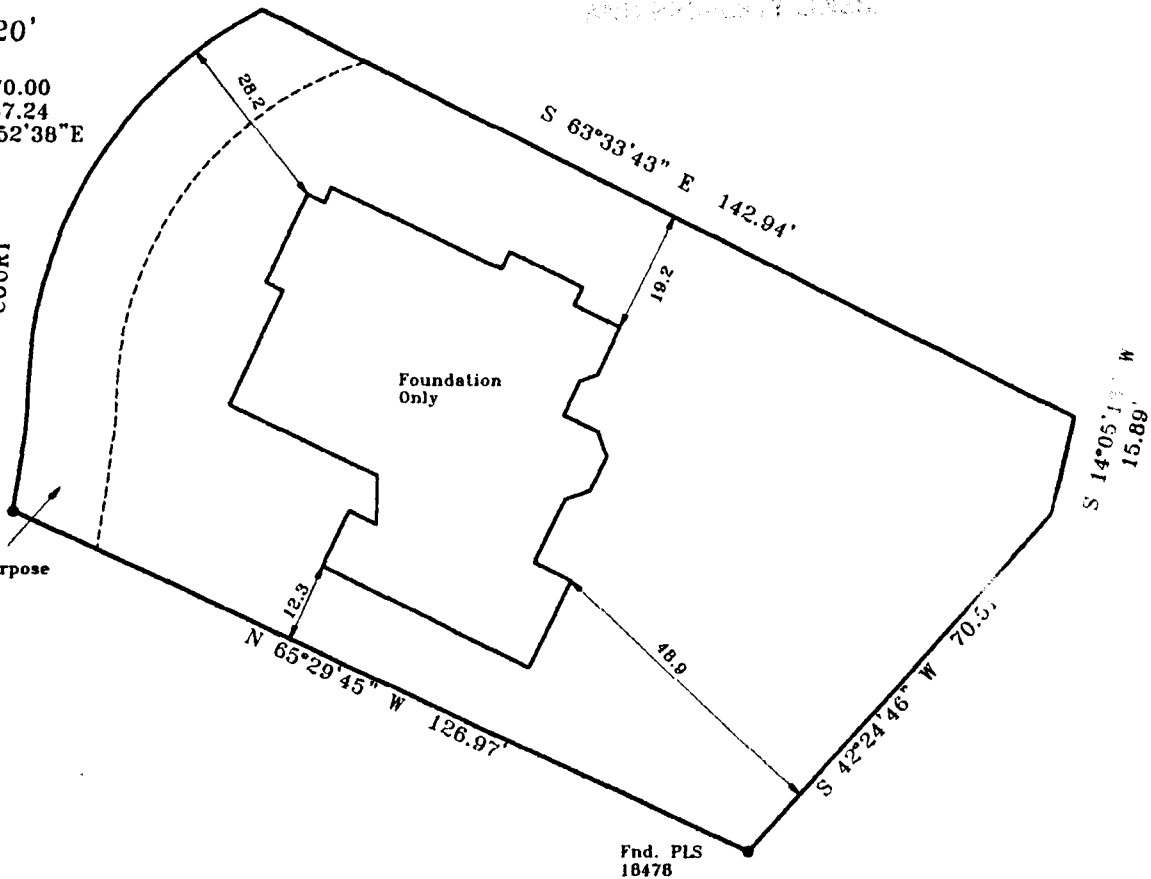
R= 70.00
C= 67.24
N32°52'38"E

SADDLE COURT

R= 286.00
C= 22.11
N6°23'12"E

Fnd. PLS
18478

14' Multipurpose
Easement



Note: This Document is warranted for a period of 1 year from date of certification.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 4, The Ridge at Cobblestone, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Title ins. Commitment No. 00135133.

I hereby certify that this **IMPROVEMENT LOCATION CERTIFICATE** was prepared for Castle Rock Construction, that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 10/13/99, except utility connections are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises, by improvements of any adjoining premises, except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Cecil D. Gaster
Registered Professional Land Surveyor
P.L.S. Number 24943



Monument Surveying Co.
741 Rood Ave.
Grand Junction, CO 81501
245-4189/EC 99-452/10/14/99
Castle Rock Const.
444 Saddle Ct.