

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

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

BLDG PERMIT NO. 77229



Your Bridge to a Better Community

BLDG ADDRESS 396 Butte Court SQ. FT. OF PROPOSED BLDGS/ADDITION 2397
 TAX SCHEDULE NO. 2945-174-42-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Cobblestone Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED 2397
 FILING 2 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Vince & Christy Nolley NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3163 Forestway USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 434-2400 DESCRIPTION OF WORK & INTENDED USE Single family
 (2) APPLICANT David Painter TYPE OF HOME PROPOSED:
 (2) ADDRESS 190 Rosalie Dr. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245-5621 _____ Other (please specify) _____

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) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 28' Special Conditions _____
 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 David Painter Date 9-18-2000
 Department Approval C. Jaye Gibson Date 10-4-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13429</u>
Utility Accounting	<u>D Overholt</u>	Date	

78'

41'-6"

Patio

10-4-00

C. Jaye Gibson

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.

2397 SQ FT
Two STORY
Three CAR GARAGE

Tax# 2945-134-42-004
Cobblestone Ridges
Lot 4 Block 2
Phase 2 Replat

~~12x12" slab~~
~~NO SLAB~~

7'-0"

129.06'

127.85'

12'-0"

Walkway

DRIVE OK
10/4/00

30'-0"

32'-3"

14 FT Multi Purpose Easement

71'

**Cobblestone Ridges Homeowner's Association
c/o Ridges Funding, LLC
11001 W. 120th Avenue, Suite 310
Broomfield, CO 80021**

September 15, 2000

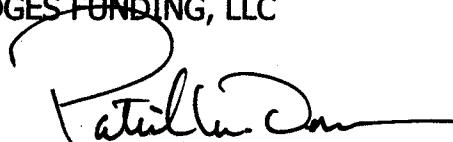
Vincent and Christina Nalley
3163 Forrest Way
Grand Junction, CO 81504

Re: 396 Butte Court
Cobblestone Ridges

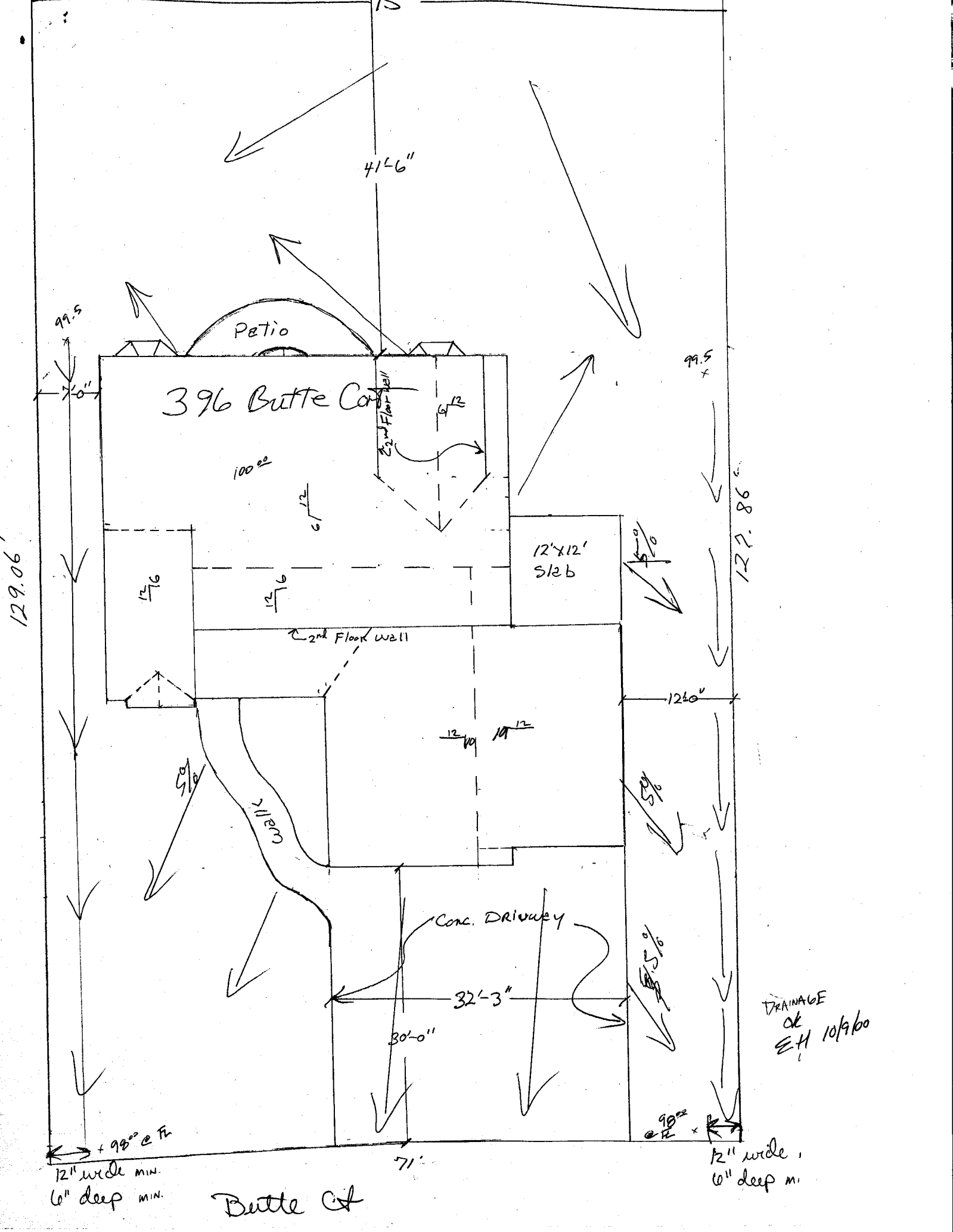
Dear Mr. and Mrs. Nalley:

I have reviewed your plans for the home at 396 Butte Court and find those plans to be in conformance with the Cobblestone Ridges Architectural Design Guidelines. I have retained the set of plans for our files. Thank you for your cooperation in this matter. Please feel free to call me at 303-410-2502 if you have questions.

Sincerely,
RIDGES FUNDING, LLC



By: Patrick M. Donovan
Its: Vice President



396 Butte Court

Patio

41'6"

129.06'

99.5'

127.86'

12'x12' Slab

2nd Floor Wall

12'x12'

Culvert

CONC. DRIVEWAY

32'-3"

30'-0"

DRAINAGE OK E.H. 10/9/00

+98'± @ Ft.
12" wide min.
6" deep min.

Butte Ct

12" wide,
6" deep min.