

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻

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

BLDG PERMIT NO. 77667



Your Bridge to a Better Community

BLDG ADDRESS 413 Saddle Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2858
 TAX SCHEDULE NO. 2945-174-45-013 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Cobblestone RIDGES TOTAL SQ. FT. OF EXISTING & PROPOSED 2858
 FILING _____ BLK 1 LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Bennett Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS ~~833 24th Street~~
P.O. Box 60340 USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE NEW HOME
 (2) APPLICANT John Bennett TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 60340 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 241-0795 _____ Other (please specify) _____
234-9400 - cell

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 John Bennett Date 11-9-00
 Department Approval Pat C. Faye Nelson Date 11-15-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13561</u>
Utility Accounting	<u>Debi Overholt</u>	Date	<u>11-15-00</u>

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)

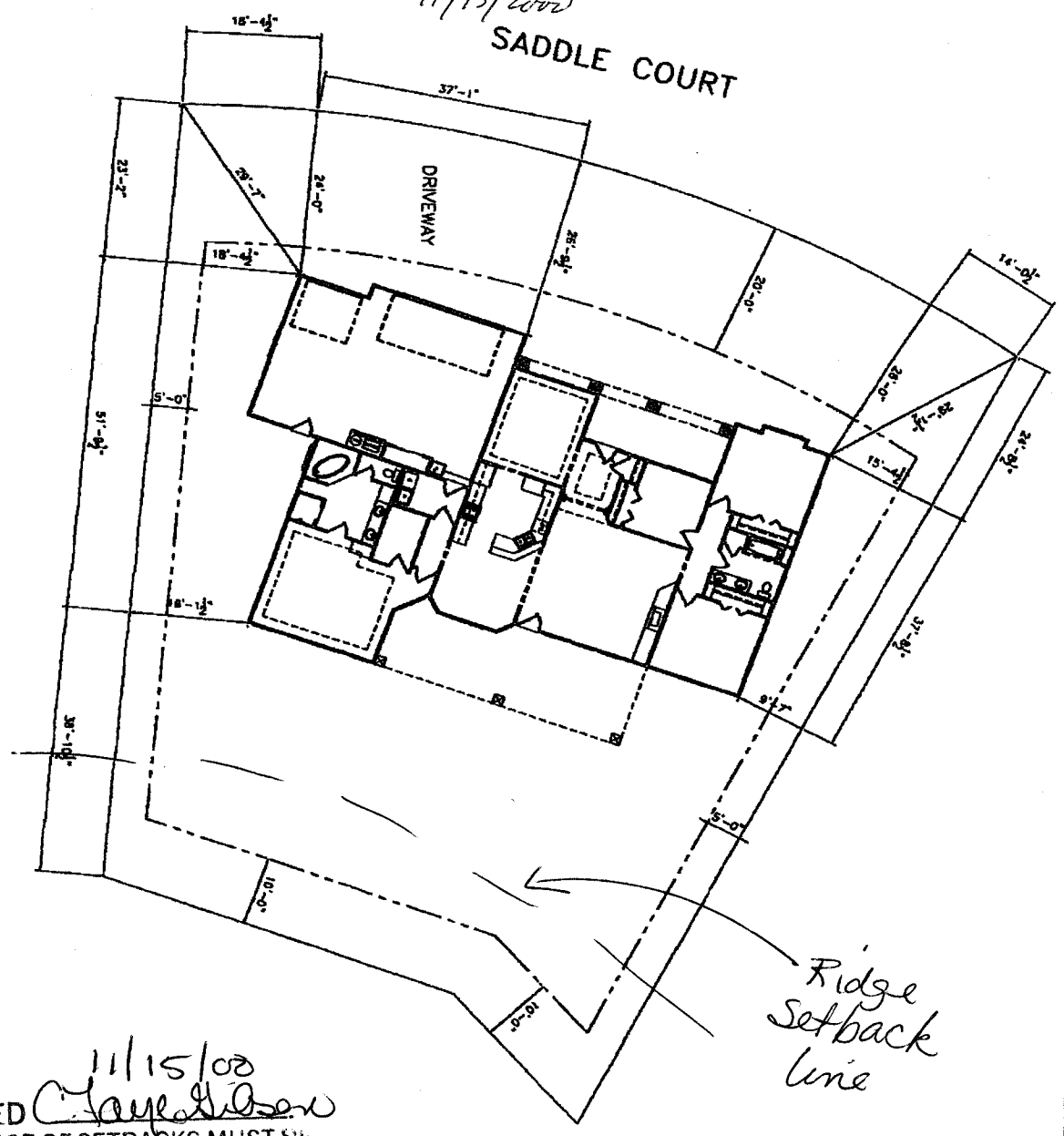
NOTICE: I, AS THE REPRESENTATIVE OF THE BOARD OF OWNERS TO VERIFY SETBACKS AND DIMENSIONS PRIOR TO CONSTRUCTION.

DRIVE OK
David A. Ponder
ENGINEERING
11/13/2002

SADDLE COURT

DRIVEWAY

COBBLESTONE RIDGES
LOT 13



Ridge
Setback
Line

11/15/02
ACCEPTED *C. Taylor*
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.

