

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

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

BLDG PERMIT NO. 79738



Your Bridge to a Better Community

BLDG ADDRESS 390 Butte Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1865
 TAX SCHEDULE NO. 2945 174 42 007 SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION Cobblestone Ridges Phase 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 1865
 FILING _____ BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: - 0 - After: 1 this Construction
 (1) OWNER James E. + Jane Ann Schroeder NO. OF BUILDINGS ON PARCEL
 Before: - 0 - After: 1 this Construction
 (1) ADDRESS 713 Birdie Dr. G.D. 81506 USE OF EXISTING BUILDINGS X
 (1) TELEPHONE (970) 245-7934 DESCRIPTION OF WORK & INTENDED USE Single Family Res.
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 _____ 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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height _____ 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).

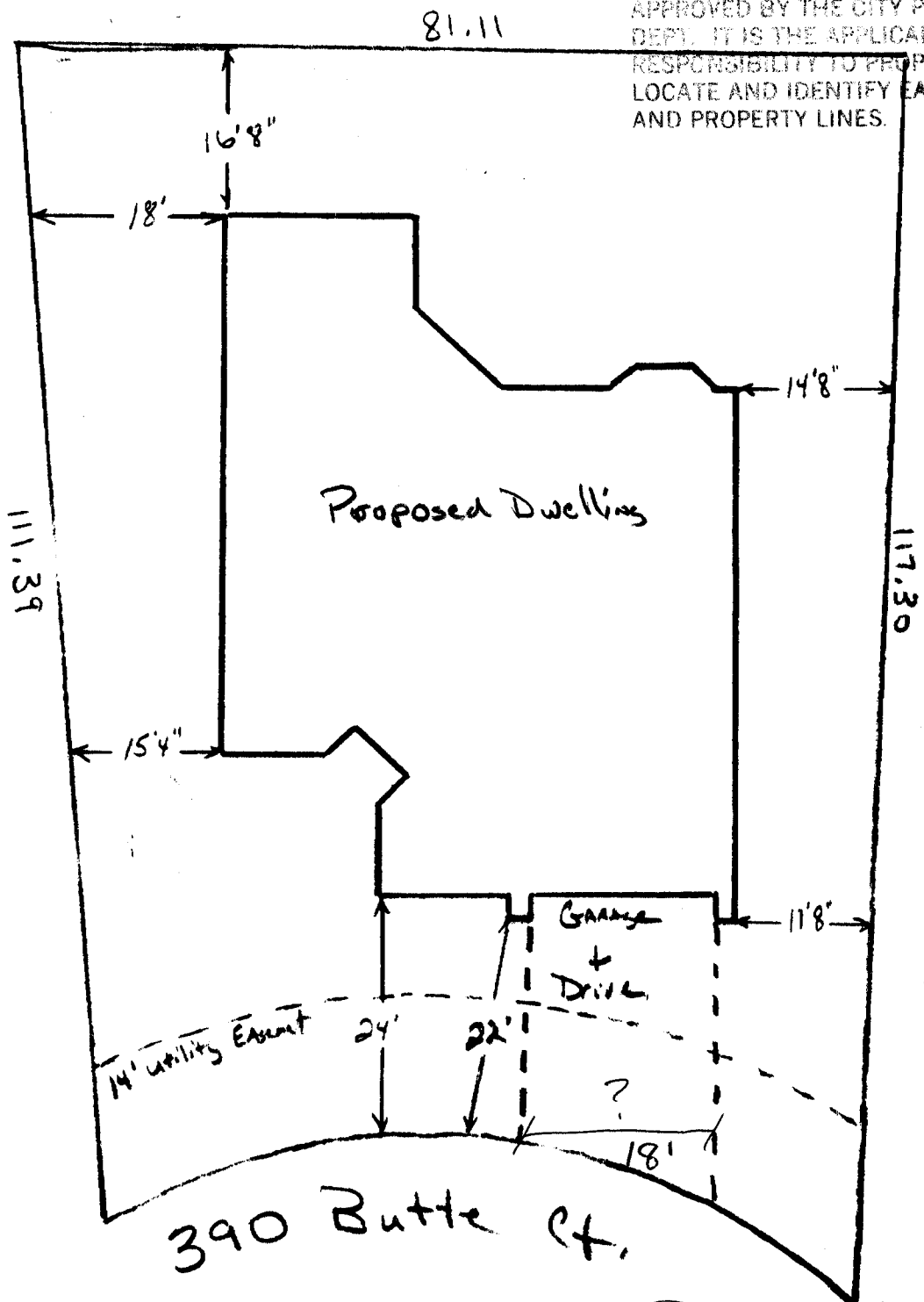
Applicant Signature James E. Schroeder Date 4/30/01
 Department Approval Misha Dagon Date 5/2/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13948</u>
Utility Accounting	<u>Colthe Vanover</u>		Date <u>5-2-01</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)

ACCEPTED *Misa Hagon 5/2/01*
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.

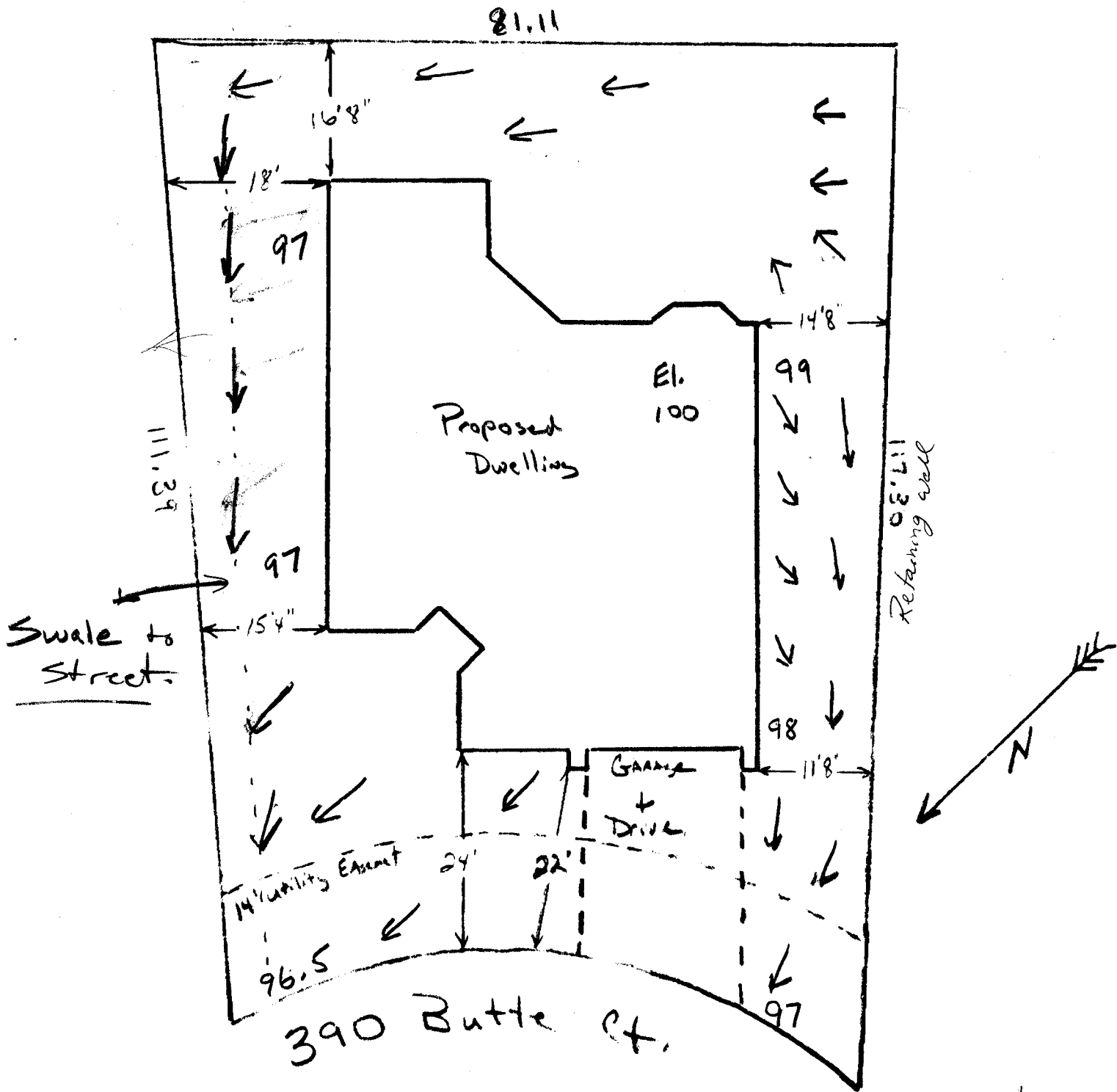


390 Butte Ct.

Site-Plot

DRIVE OK
DAD
5/2/01

Not to Scale



Site - Plot - Drainage

GRADING/DRAINAGE
OK
AWP
5/2/01

Not to Scale

Cobblestone Ridges Homeowner's Association

*C/o Sharon Weingardt
397 Butte Court
Grand Junction, Co 81503*

April 20, 2001

Mr. Jim Schroeder
Schroeder Construction, Inc.
713 Birdie Drive
Grand Junction, CO 81506

Re: 390 Butte Court
Cobblestone Ridges

Dear Mr. Schroeder:

We have reviewed your plans for the home at 390 Butte Court and find the plans to be in conformance with the Cobblestone Ridges Architectural Design Guidelines. The plans for the home as submitted are approved.

In your letter you also indicated a landscape plan that you would like approved. In order to approve the landscape plan, additional information will be needed. Please feel free to give us a call at 243-3621 to discuss the landscaping requirements and answer any questions you might have.

We feel your home will be an asset to our development and we thank you for your cooperation in this matter.

Sincerely,

Schuey Sampson

Schuey Sampson
Cobblestone Ridges Homeowner's Association

Cc: Sharon Weingardt
Cherlyn Williamson