

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

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

BLDG PERMIT NO. 81755



Your Bridge to a Better Community

BLDG ADDRESS 408 Saddle Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2038

TAX SCHEDULE NO. 2945-174-45-002 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION Cobblestone Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED 2038

FILING _____ BLK _____ LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Jim + Jane Ann Schroeder NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 713 Birdie Dr. G.J. 81506 USE OF EXISTING BUILDINGS New Home

(1) TELEPHONE 970-245-7934 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Same. TYPE OF HOME PROPOSED OC1012004
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) TB

(2) ADDRESS _____

(2) TELEPHONE _____

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)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear Ridge Setback line from PL
 Permanent Foundation Required: YES NO _____

Maximum Height 28' Parking Req'mt 2

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 Jim Schroeder Date 9-25-01

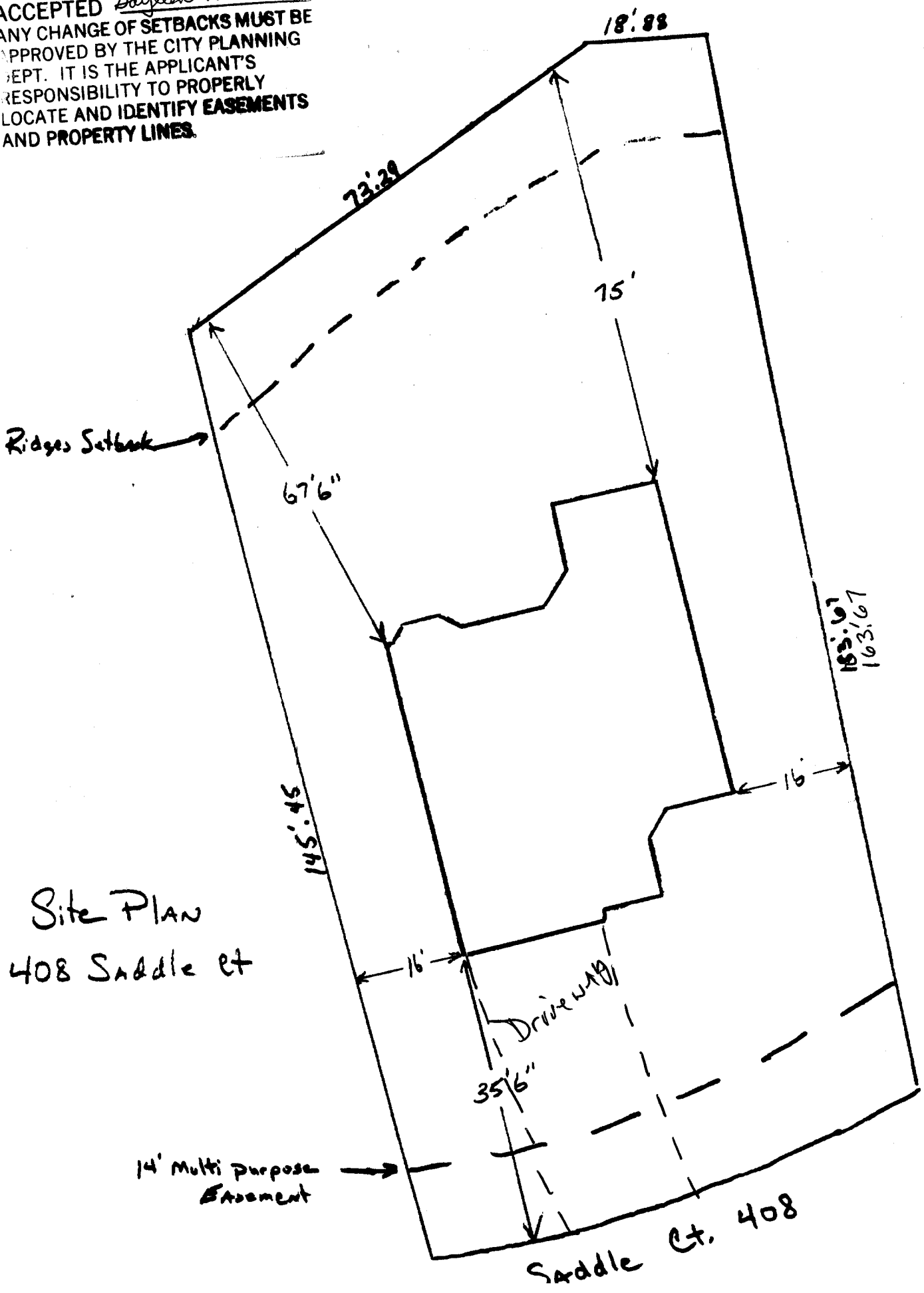
Department Approval Gayle Henderson Date 10-1-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14289</u>
Utility Accounting <u>T. Benseley</u>	Date <u>10/1/01</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 ¹⁰⁻¹⁻⁰¹ *Dayleen Henderson*
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.



Site Plan
408 Saddle Ct

14' Multi purpose Easement

Saddle Ct. 408

Cobblestone Ridges Homeowner's Association

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

September 27, 2001

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

Re: 408 Saddle Court
Cobblestone Ridges

Dear Mr. Schroeder:

We have reviewed your plans for the home at 408 Saddle 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.

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

Sincerely,



Schuey Sampson
Cobblestone Ridges Homeowner's Association

Cc: Sharon Weingardt
Cherlyn Williamson