

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

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

BLDG PERMIT NO. 82637



Your Bridge to a Better Community

BLDG ADDRESS 410 Saddle Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2027  
 TAX SCHEDULE NO. 2945-174-45-003 SQ. FT. OF EXISTING BLDGS - 0 -  
 SUBDIVISION The Ridge at Cobblestone TOTAL SQ. FT. OF EXISTING & PROPOSED 2027  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3 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. Gr. 81506 USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE (970) 245-7934 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (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-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 Jim Schroeder Date 12-07-01  
 Department Approval Gayleen Henderson Date 12-14-01

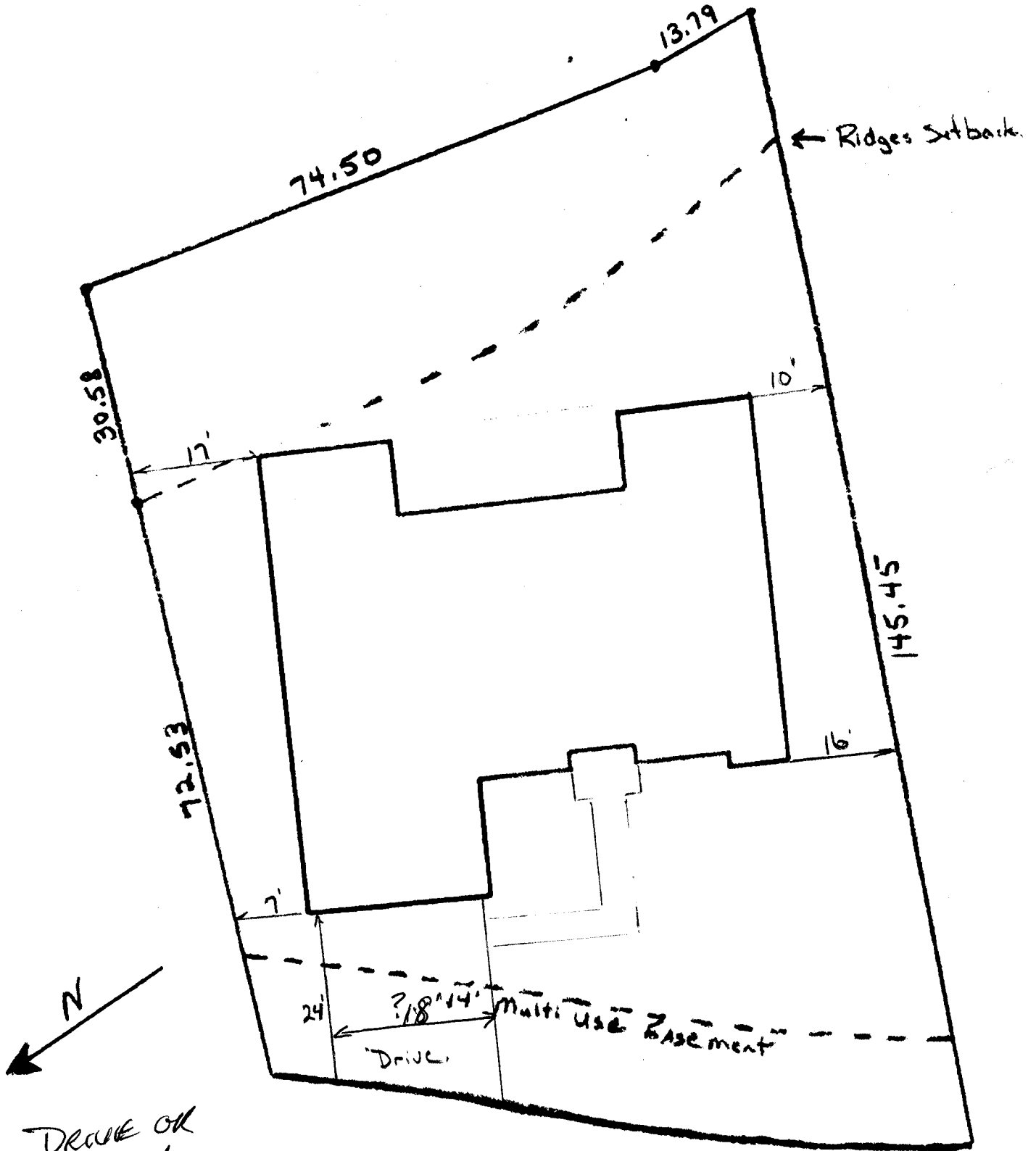
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14435</u>
Utility Accounting	<u>Kate Osbany</u>	Date	<u>12/14/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

12-14-01  
ACCEPTED *Gayleen Henderson*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

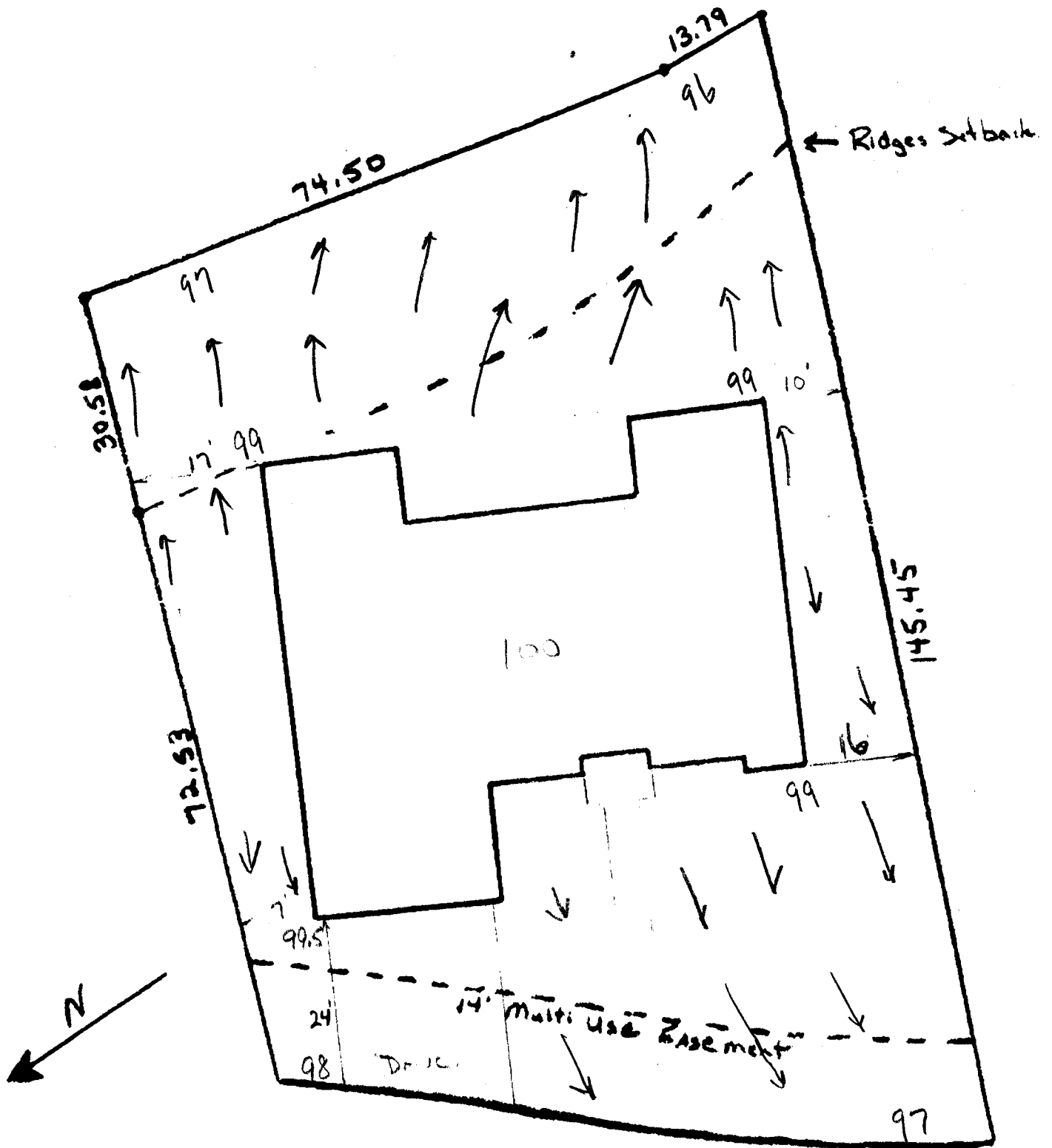
# Site Plan 410 Saddle Ct.



DRIVE OK  
DML  
12/14/07

410 Saddle Ct.  
No Scale

# Drainage



410 Sadale Ct.

### Cobblestone Ridges Subdivision Architectural Review Committee

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

#### Plan Review Application

Applicant: *Schraeder Construction* Date: *12-12-01*  
 Applicant Address: *440 So 713 Berdie Dr* Phone: *245-7934*  
 City: *Grand Jct* State: *CO* Zip: *81506* Contact: *Jim Schraeder*  
 Project Address: *710 Saddle Ct*  
 Project Type: *Home Construction* Proposed Start Date *12-12-01*  
 Remarks: *See letter dated November 27<sup>th</sup> 2001 (attached)*

#### Plan Review Results

Approved By: *Sharon Weingardt* Date: *12-12-01*  
For the Architectural Review Committee  
 Remarks: *Plans as submitted have been approved*

Or

Denied By: \_\_\_\_\_ Date: \_\_\_\_\_  
For the Architectural Review Committee

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_