

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84133



Your Bridge to a Better Community

BLDG ADDRESS 409 SADDLE CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1954

TAX SCHEDULE NO. 2945-174-45-015 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION RIDGE AT COBBLESTONE TOTAL SQ. FT. OF EXISTING & PROPOSED 1954

FILING _____ BLK _____ LOT 15 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER Summit Mountains Inc NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 2013 PAR CT. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-243-6740 DESCRIPTION OF WORK & INTENDED USE RESIDENTIAL SF

(2) APPLICANT Summit Mountains Inc TYPE OF HOME PROPOSED:
FRED HANDY - BUILDER
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2013 PAR CT.

(2) TELEPHONE 970-243-6740

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 & right-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 _____ from PL Parking Req'mt 2

Maximum Height 28' Special Conditions _____

CENSUS 1401 TRAFFIC 96 ANNEX# _____

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 Judith Handy President Date 4-16-02

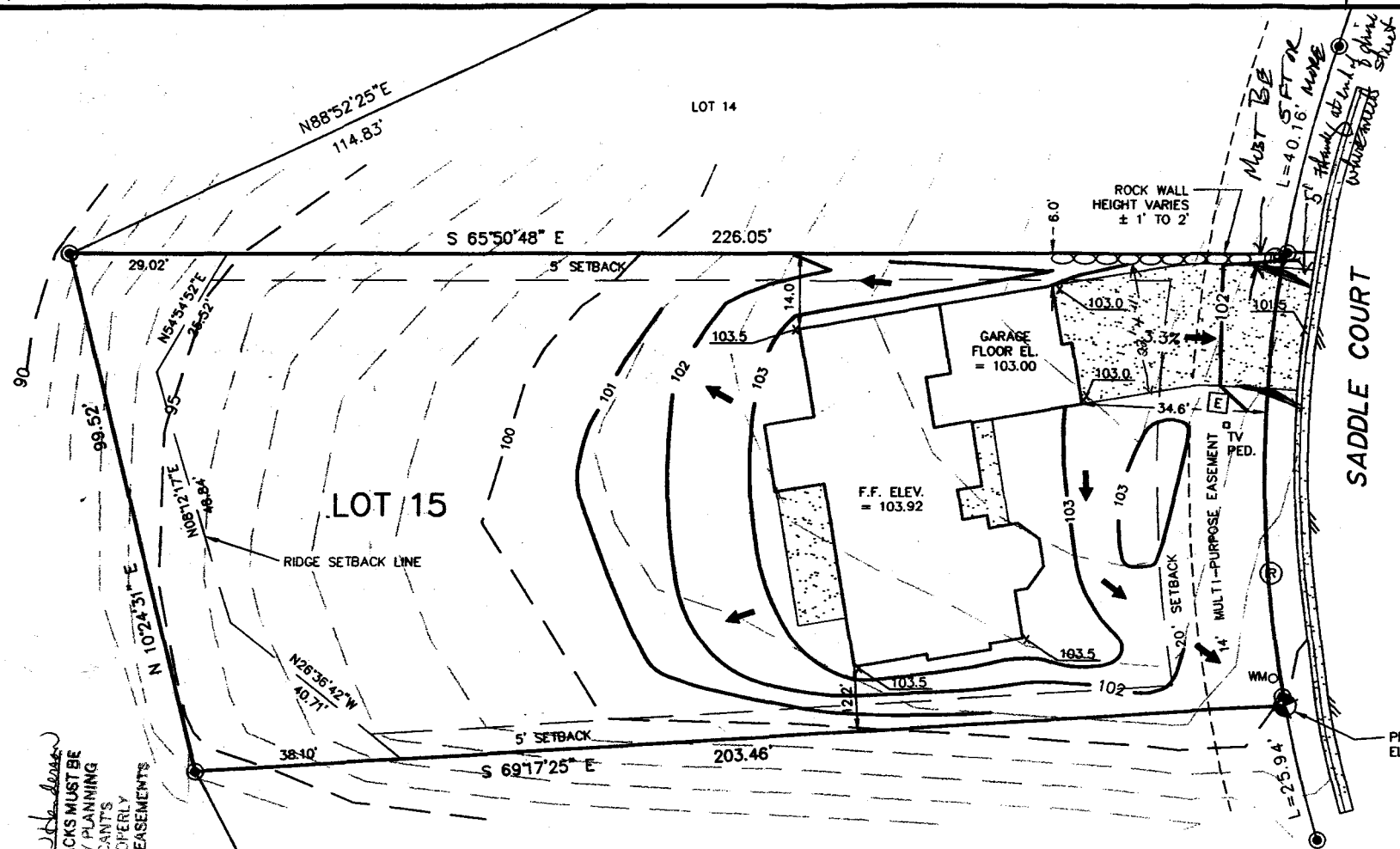
Department Approval Gayleen Henderson Date 4-17-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14762</u>
Utility Accounting	<u>P. Bensley</u>	Date	<u>4/17/02</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)

4-17-02
 ACCEPTED *See attached drawing*
 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.



Summing
 MUST BE
 L=40.16' DRIVE
 5' HANDLE AT END OF DRIVE
 5' WHEELWELL
 5' DRIVE

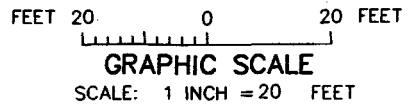
SADDLE COURT

LEGEND

- LOT CORNER
- ⊙ IRRIGATION MANHOLE
- WM WATER METER
- E TRANSFORMER PAD
- ⊕ PROPOSED WALL

PROJECT BENCHMARK
 ELEVATION = 106.00

*Drive OK
 Kick Downs
 4-17-02*



GRADING PLAN
409 SADDLE COURT
THE RIDGE AT COBBLESTONE

VISTA ENGINEERING CORP.

CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81608 • (970) 249-2242

JOB NO. 4111.00-01