

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

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

BLDG PERMIT NO. 85112



Your Bridge to a Better Community

BLDG ADDRESS 415 SADDLE COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 2047 ϕ

TAX SCHEDULE NO. 2945-174-45-012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION COBBLESTONE RIDGES TOTAL SQ. FT. OF EXISTING & PROPOSED 2047 ϕ

FILING _____ BLK _____ LOT 12

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Lee Hones NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 569 Sweetcreek #3

(1) TELEPHONE 234-1091 USE OF EXISTING BUILDINGS 0

(2) APPLICANT [Signature] DESCRIPTION OF WORK & INTENDED USE New Residence

(2) ADDRESS _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(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) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear Ridge line from PL Parking Req't 0

Maximum Height 28' Special Conditions ACC Required

CENSUS 1401 TRAFFIC 96 ANNX# _____

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 [Signature] Date 14 MAY 02

Department Approval Gayle Henderson Date 6-4-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14985</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/4/02</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)

PWA 11 071 41 18

PSENCIK

Theresa Renshaw
mantra

(234-3299)

Attn: Laura
Cobblestone Ridges Subdivision
Architectural Review Committee
c/o Sharon Weingardt
597 Buttz Court
Grand Junction, CO 81503

Plan Review Application

Applicant: Lee Homes Date: 04-29-02
Applicant Address: 536 Westo Phone: 234-1091
City: Grand Jct State: CO Zip: _____ Contact: _____
Project Address: 415 Saddle Ct
Project Type: Home Proposed Start Date: _____
Remarks: _____

Plan Review Results

Approved By: Charlyn Williams * see remarks
Sharon Weingardt Date: 04-29-02
For the Architectural Review Committee

* Remarks: Structure approved. No work
to begin on property until plans are
submitted for approval

Or

Denied By: _____ Date: _____
For the Architectural Review Committee

Remarks: _____

Cobblestone Ridges Subdivision Architectural Review Committee

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

Plan Review Application

Applicant: Lee Homes Date: 05-28-02
 Applicant Address: _____ Phone: 234-1091
 City: Grand Jct State: CO Zip: _____ Contact: _____
 Project Address: 415 Saddle Ct.
 Project Type: Home Proposed Start Date _____
 Remarks: See Attached

Plan Review Results

Shuey Sassen
 Approved By: Sharon Weingardt Date: 05-28-02
For the Architectural Review Committee
 Remarks: Colors approved, as stated
in attached letter.

Or

Denied By: _____ Date: _____
For the Architectural Review Committee
 Remarks: _____

Colors & materials
\$15,00 cash

RECEIVED

JUN 04 2002

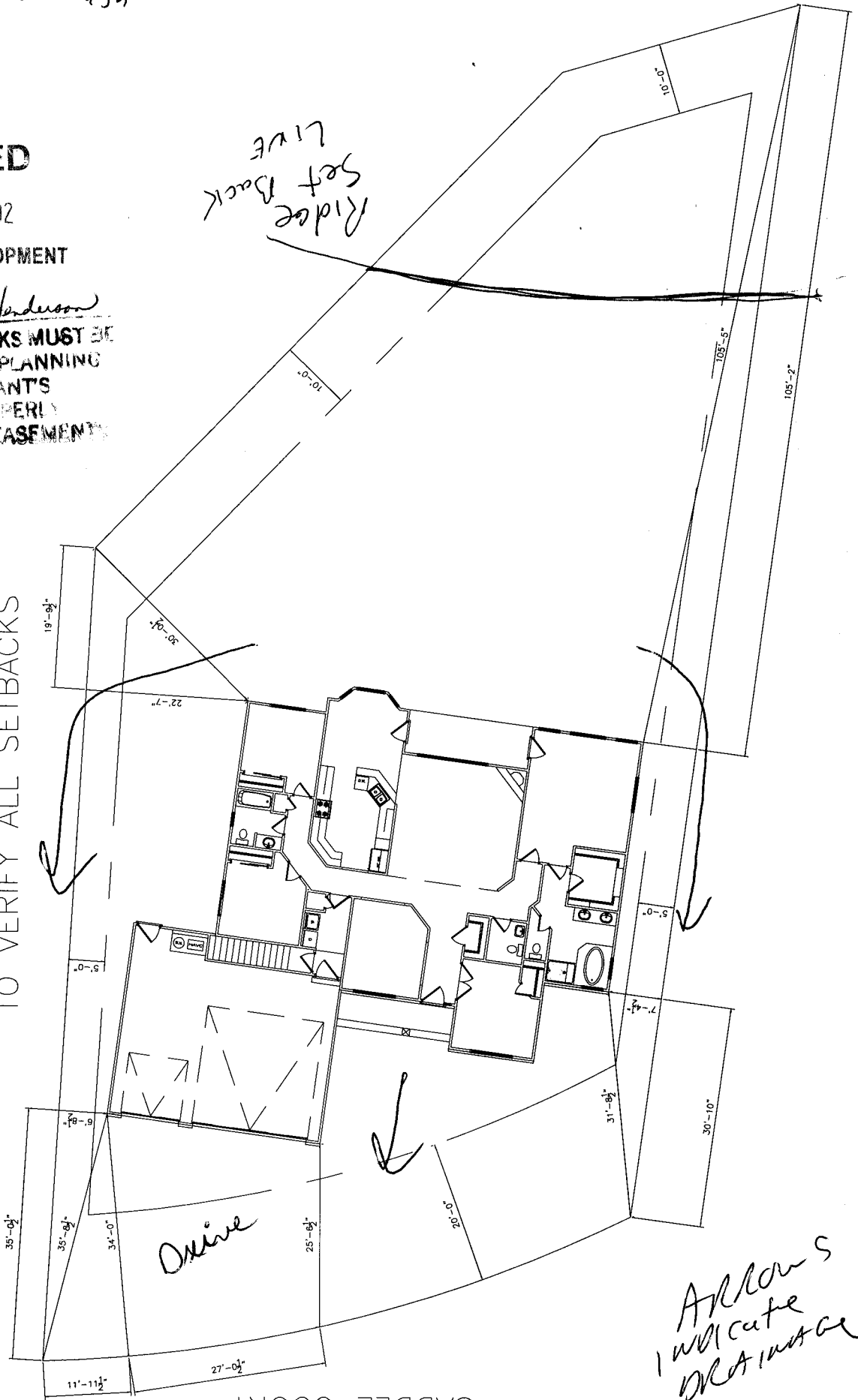
COMMUNITY DEVELOPMENT
DEPT.

6-4-02
ACCEPTED *Daylen 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

Ridge
Set Back
Line

THE PSENCIK RESIDENCE
COBBLESTONE RIDGES LOT 12

BUILDER OR OWNER
TO VERIFY ALL SETBACKS



DRIVE
5/31/02

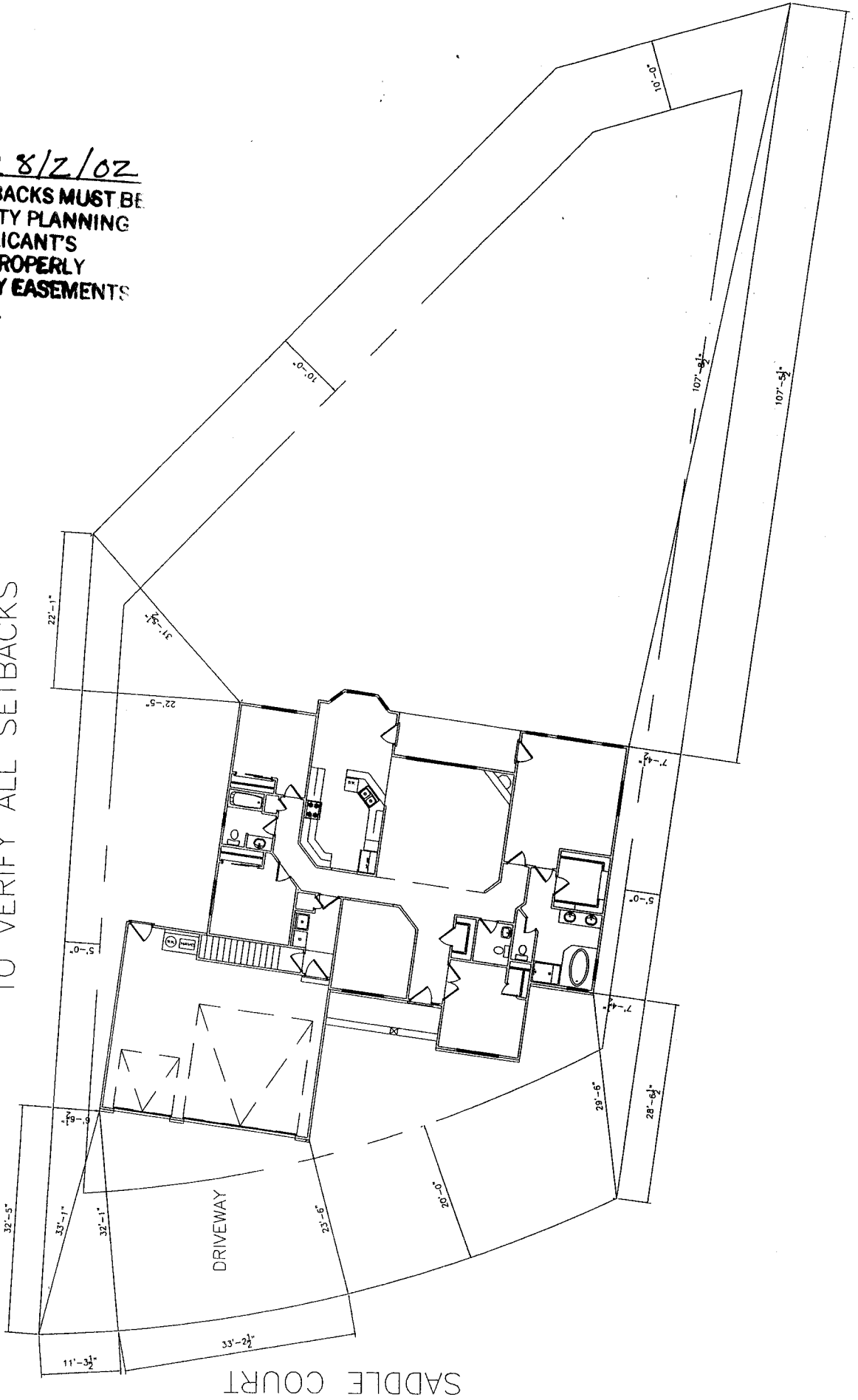
Arrows
indicate
DRAWING

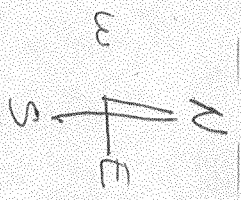
SADDLE COURT
415

THE PSENCIK RESIDENCE
COBBLESTONE RIDGES LOT 12

Revised
ACCEPTED SLC 8/2/02
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.

BUILDER OR OWNER
TO VERIFY ALL SETBACKS





78.00

DISCONTINUED EASEMENT

20'-5"

15'-5"

29'-6"

86.00

41.50

124'

4.50

20.60

Room Addition

34.60

10'-9"

6-5-02

Pat Bushman

ACCEPTED 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

2.40

16.45

Front Porch

440

20.40

Driveway

14'-0" MUTUAL PURPOSE EASEMENT

78.00

223'

46.00

50'

28.60

25.50

North Rowlines

ART & Norma Pilata Res.
2972 N. Rowlin

**Homestead Realty**

737 Horizon Dr.
Grand Junction, Colorado 81506
Business (970) 243-5100
Toll Free (800) 955-0257
Fax (970) 241-4178

May 17, 2002

Architectural Control Committee
The Ridge at Cobblestone

Greetings,

I am submitting this request for approval of exterior color choices on behalf of Jared and Freda Psencik. Lee Homes, Inc. will be the builder of their new home to be located at 415 Saddle Court.

The exterior colors Jared and Freda would like to use are as follows;

- 1.) Roof - Light Medium Brown asphalt by Owens Corning.
- 2.) Stucco - Lariat #821 Perma-Flex by El-Rey Stucco Company -- *trim*
- 3.) Cultured Stone - Shale Pro-Bit LedgeStone #pf-8016 by Owens Corning.
- 4.) *Oak door*

Please contact Lee Homes, Inc., 234-1091, should you have further question.

Sincerely,

Tom Kucel
CENTURY 21 HOMESTEAD REALTY



Each Office is Independently Owned And Operated