

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

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

BLDG PERMIT NO. 85743



Your Bridge to a Better Community

BLDG ADDRESS 418 Saddle Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2320  
 TAX SCHEDULE NO. 2945-174-45-006 SQ. FT. OF EXISTING BLDGS - 0 -  
 SUBDIVISION The Ridge at Cobblestone TOTAL SQ. FT. OF EXISTING & PROPOSED 2320  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 6 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Mark Fenn NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2384 Ridge Creek Dr. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE (970) 243-7855 DESCRIPTION OF WORK & INTENDED USE Frame - Single Family  
 (2) APPLICANT Jim Schroeder TYPE OF HOME PROPOSED:  
 (2) ADDRESS 713 Birdie Dr. B.J.C. 81506  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE (970) 245-7934 \_\_\_\_\_ 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 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 Ridgeline from PL Parking Req'mt 2  
 Maximum Height 28' Special Conditions ACCD Required  
 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).

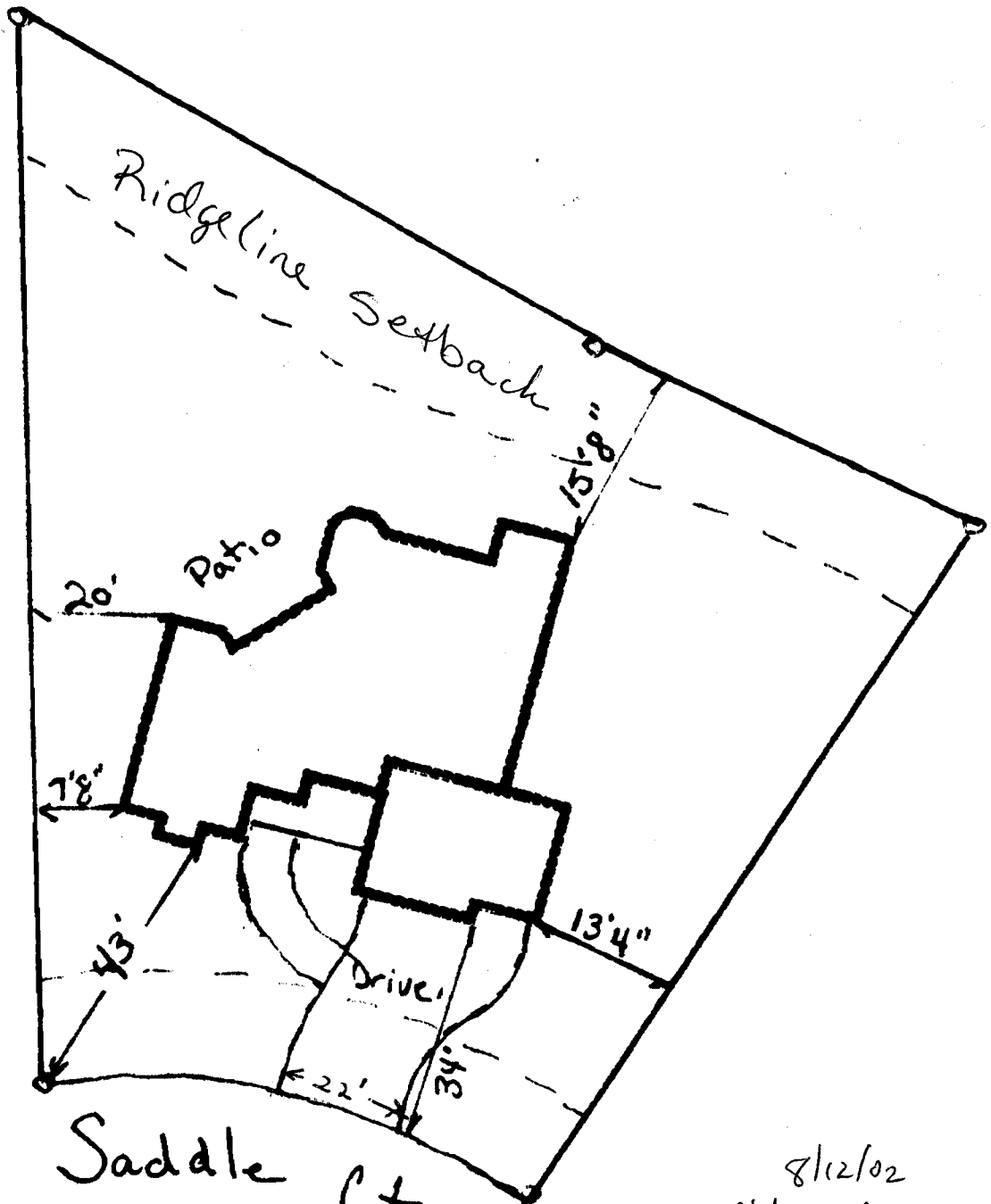
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jim Schroeder Date 8-6-02  
 Department Approval C. Faye Dubson Date 8/12/02

|                                                        |                                         |    |                      |
|--------------------------------------------------------|-----------------------------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>15200</u> |
| Utility Accounting <u>U. Bensley</u>                   | Date <u>8/12/02</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)

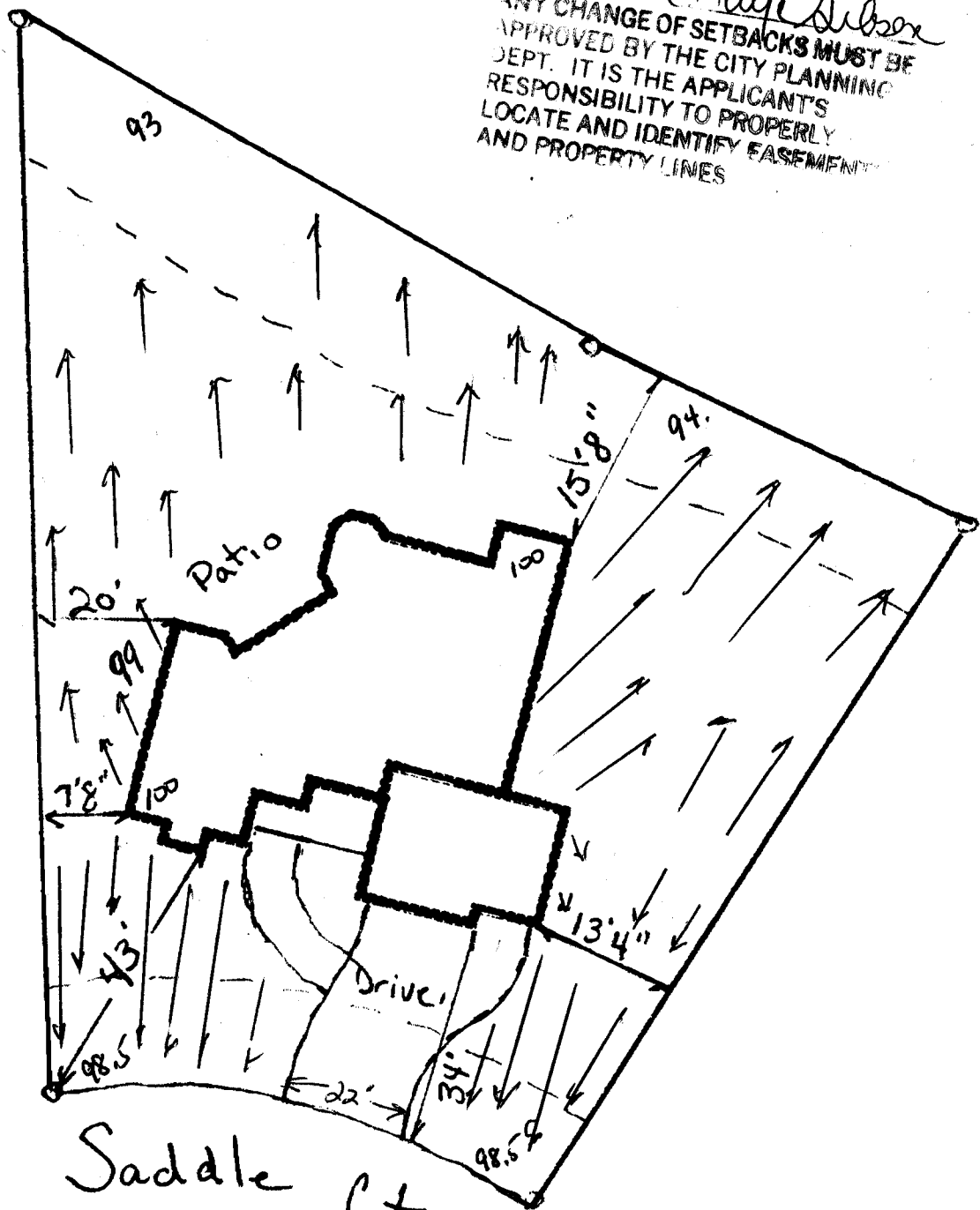


Saddle Ct.  
 Site Plan  
 418 Saddle Ct.

8/12/02

ACCEPTED *C. Lynn Olson*  
 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

8/12/02  
ACCEPTED C. Y. Faye Gibson  
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



Saddle Ct.

Site Plan + Drainage  
418 Saddle Ct.

Drive OK  
Shading Concept OK  
Tree Down  
8-7-02

**Cobblestone Ridges Subdivision  
Architectural Review Committee**

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

**Plan Review Application**

Applicant: Schraeder Construction Date: 08-11-02  
Applicant Address: 713 Birdie Dr. Phone: 245-7934  
City: Grand Jet State: CO Zip: 81506 Contact: Jim Schraeder  
Project Address: 418 Saddle Ct.  
Project Type: residence Proposed Start Date \_\_\_\_\_  
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Plan Review Results**

Approved By: Cherlyn Williams  
Sharon Weingardt Date: 08-11-02  
*For the Architectural Review Committee*  
Remarks: Plans, set backs, and colors  
approved  
\_\_\_\_\_  
\_\_\_\_\_

Or

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

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