

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

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

BLDG PERMIT NO. 89928



Your Bridge to a Better Community

BLDG ADDRESS 388 Butte Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2946

TAX SCHEDULE NO. 2945-174-42-008 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Cobblestone Bridges TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 2 BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Joanne Hall NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 388 Butte Ct USE OF EXISTING BUILDINGS New Home

(1) TELEPHONE 244-2992 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT FISHER CONST. TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 653 20 1/2 Rd

(2) TELEPHONE 216-7851

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 10' from PL Parking Req'mt 2

Maximum Height 28' Special Conditions _____

A CENSUS 1401 TRAFFIC 90 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 6/12/03

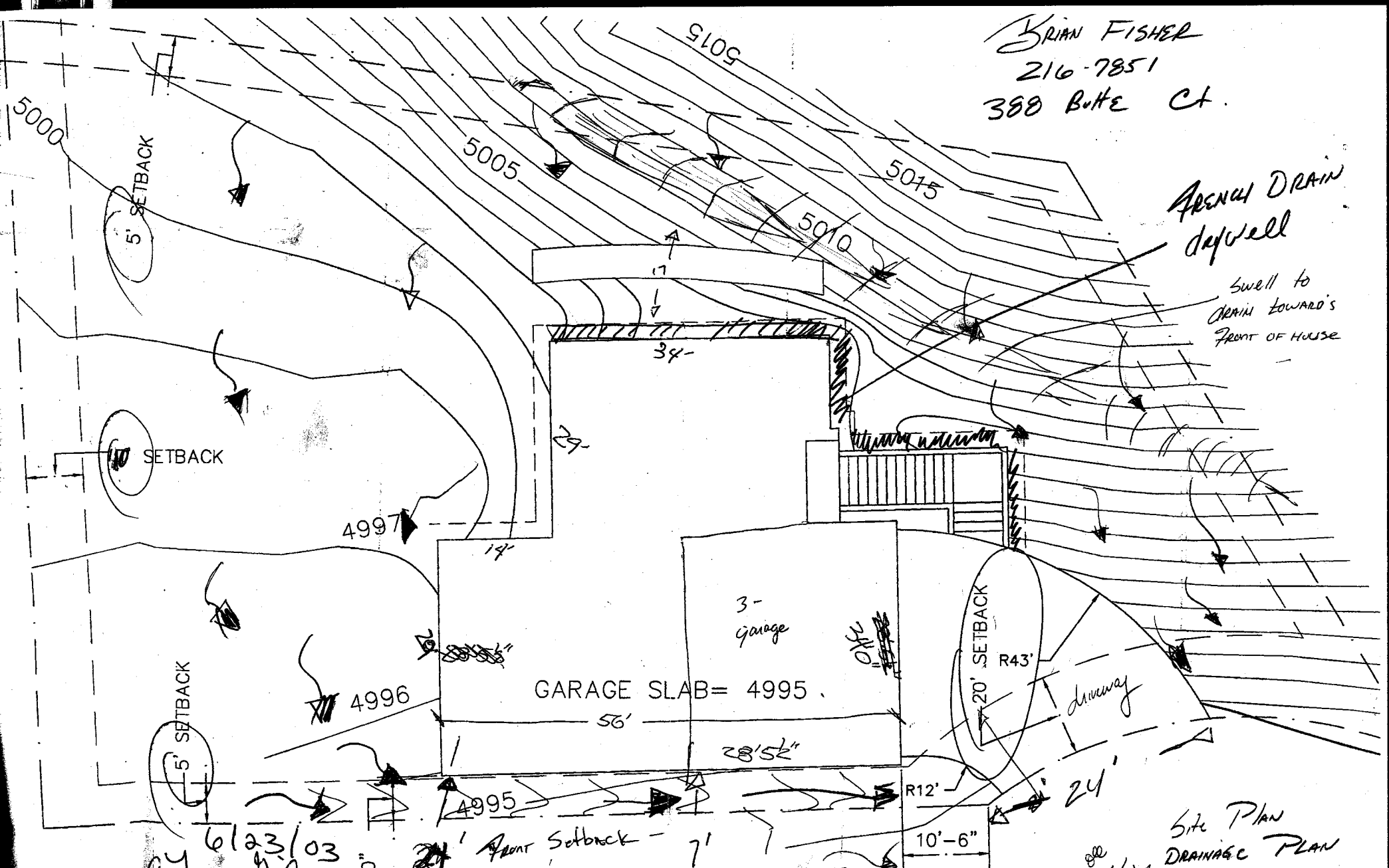
Department Approval [Signature] Date 6/23/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16219</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6-23-03</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)

BRIAN FISHER
216-7851
388 Butte Ct.



ARENAL DRAIN
de/well

Swell to
DRAIN TOWARD'S
FRONT OF HOUSE

Swell Forward's
TOWARD'S OF HOUSE

see
see
6/17/03
Site Plan
DRAINAGE PLAN

6/23/03
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.

**Cobblestone Ridges Subdivision
Architectural Review Committee**

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

Plan Review Application

Applicant: Fisher Construction **Date:** 6-21-03
Applicant Address: 413 Smallwood Lane **Phone:** 244-2992
City: Clifton **State:** CO **Zip:** 81502 **Contact:** Brian
Project Address: 388 Butte Ct.
Project Type: _____ **Proposed Start Date:** _____
Remarks: _____

Plan Review Results

Schuey Sampson 6-21-03
Approved By: Charlyn Williamson **Date:** 6-21-03
For the Architectural Review Committee

Remarks: We met with Brian Fisher on 6-21-03
+ approved his home building plans. Issues
including retention walls + drainage were
discussed. We have been advised these issues
will be addressed, but they are outside our purview.
Or

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

Remarks: _____

