

FEE \$	10.00
TCP \$	500
SIF \$	290

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

BLDG PERMIT NO. _____



Building Address 407 Saddle Ct
 Parcel No. 2945-174-45-016
 Subdivision Ridge at Cobblestone
 Filing _____ Block _____ Lot 16

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 2000 Proposed 2700
 Sq. Ft. of Lot / Parcel 17,314
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Brian Sledge
 Address Box 5693
 City / State / Zip Snowmass Village 81615

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>28'</u>	Special Conditions _____
Voting District <u>A</u> Driveway Location Approval <u>lll</u> (Engineer's Initials)	_____

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 12/10/03
 Department Approval [Signature] Date 12/29/03

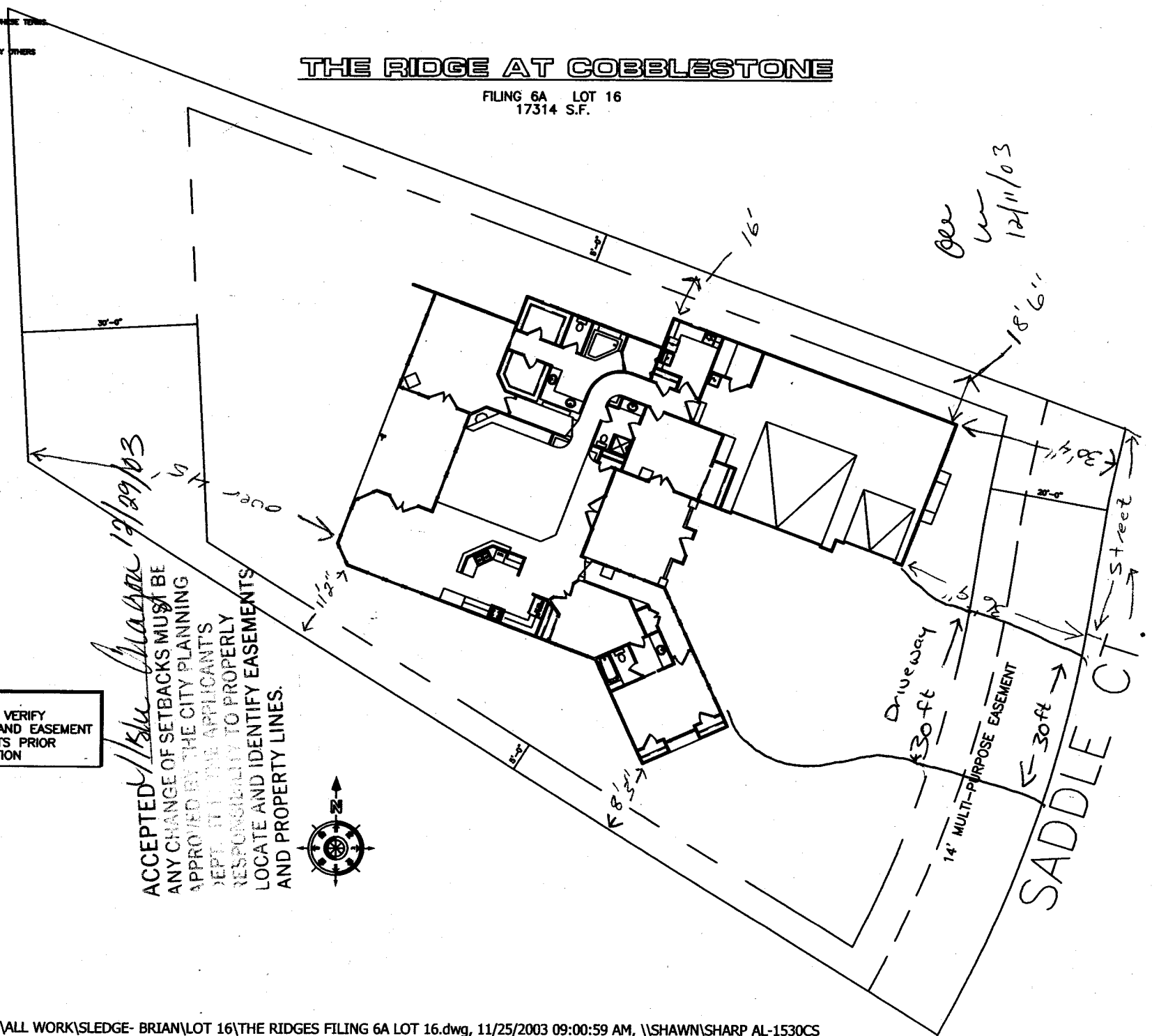
Additional water and/or sewer tap fee(s) are required	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16869</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/29/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ABILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS PRIOR TO CONSTRUCTION.
 CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
 TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 WHEN TO VERIFY ALL SETBACKS AND EASEMENTS.
 BEEN ENGINEERED BY A PROFESSIONAL ENGINEER. SEE SEPARATE DRAWINGS BY OTHERS
 2003.

THE RIDGE AT COBBLESTONE

FILING 6A LOT 16
 17314 S.F.



NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

ACCEPTED *[Signature]* 19/29/03
 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.