

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 388 BUTTE SQ. FT. OF PROPOSED BLDGS/ADDITION 528  
 TAX SCHEDULE NO. 2945-174-42-008 SQ. FT. OF EXISTING BLDGS 2500A  
 SUBDIVISION Cobblestone Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 3028  
 FILING 2 BLK 2 LOT 8 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER PHILIP LOCHMILLER JR NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 388 BUTTE USE OF EXISTING BUILDINGS Resent  
 (1) TELEPHONE 243-8850 DESCRIPTION OF WORK & INTENDED USE Swimming Pool  
 (2) APPLICANT Skyline Homes + Pools TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2289 COUNTY RD 1-A  Site Built  Manufactured Home (UBC)  
Montrose Co 81401  Manufactured Home (HUD)  
 (2) TELEPHONE 970-626-5055  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 PD 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 10' from PL Parking Req'mt 2  
 Maximum Height 28' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

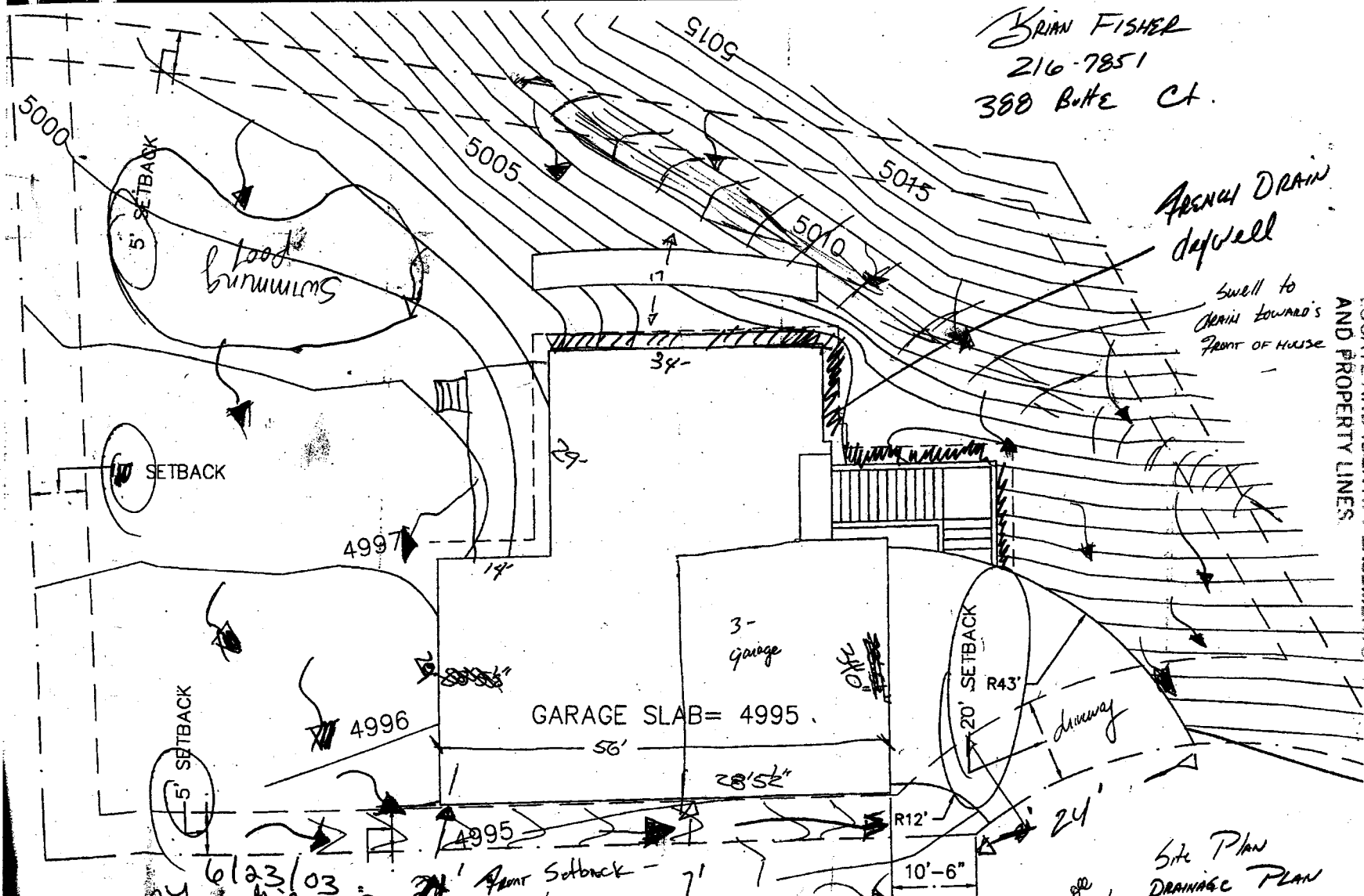
Applicant Signature [Signature] Date \_\_\_\_\_  
 Department Approval [Signature] Date 3/15/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>83782-45334</u>
Utility Accounting <u>Kate Elsbury</u>	Date <u>3/15/04</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 BITE CT.



ARROW DRAIN  
deepwell

Swell to  
DRAIN TOWARD'S  
FRONT OF HOUSE

LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

ACCEPTED *Mike Mason* 3-15-04

ACCEPTED *6/23/03*  
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.

Site Plan  
DRAINAGE PLAN

see  
c/c  
6/17/03