

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 416 SADDLE CT.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-174-45-005

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1936

Subdivision The Ridges AT Cobblestone

Sq. Ft. of Lot / Parcel 2590 sq. ft. 259 ac

Filing 1 Block 1 Lot 5

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2521

OWNER INFORMATION:

Name Carl & Virginia Roseve

DESCRIPTION OF WORK & INTENDED USE:

Address P.O. Box 643

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

City / State / Zip Thayne, WY, 83127

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name Davis' Builders

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

Address 1634 M Rd.

City / State / Zip Bruite, Co, 81521

NOTES: ACCO approval required

Telephone 858-8938 cell 200 4428

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 _____

Side 5' from PL Rear Ridge setback from PL Parking Requirement 2

Maximum Height of Structure(s) 28' time Special Conditions _____

Voting District A Driveway Location Approval W
 (Engineer's Initials)

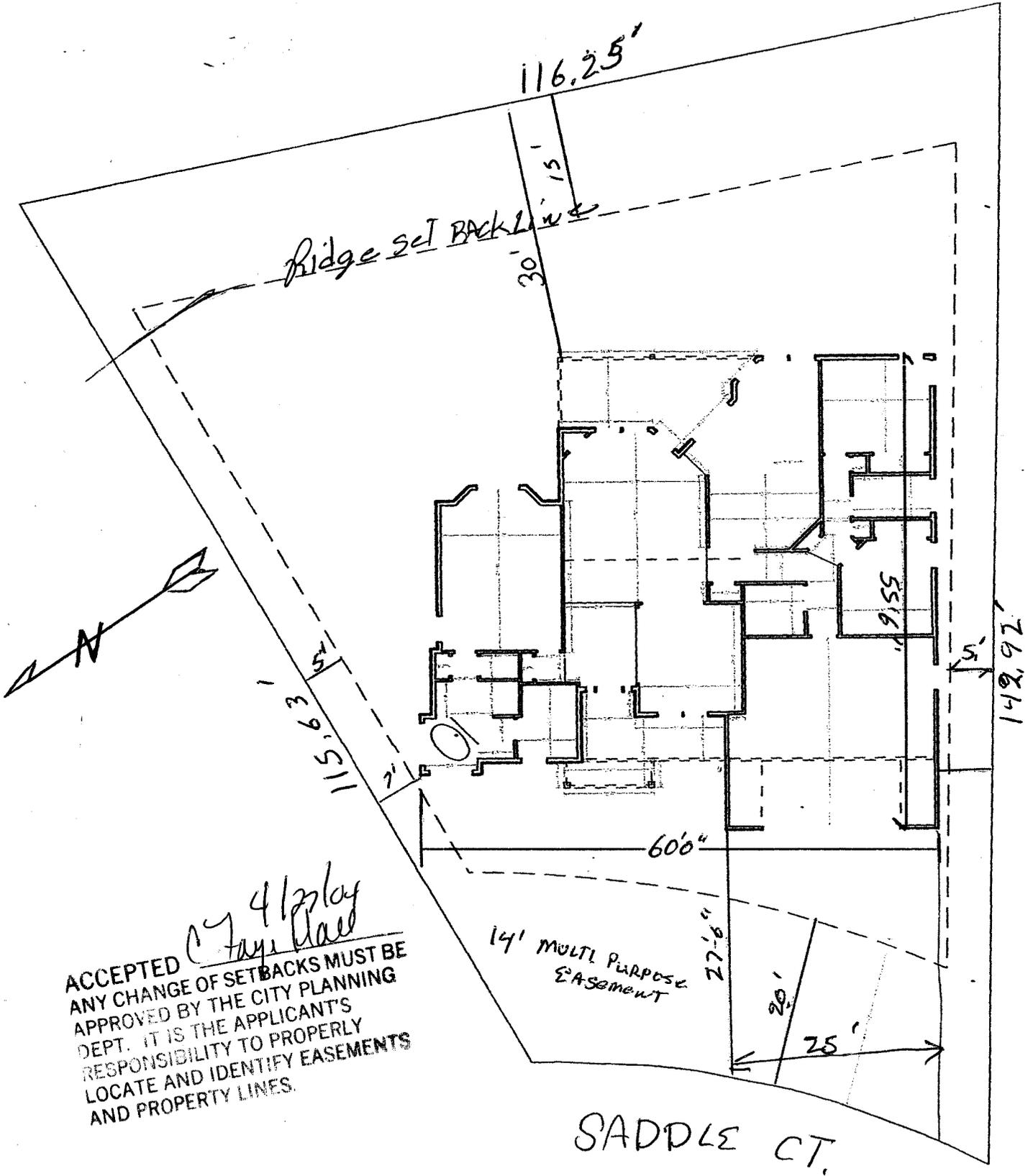
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 04/26/04
 Department Approval [Signature] Date 4/27/04

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>17198</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/27/04</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)



ACCEPTED
 4/27/04
 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.

The Ridges at Cobblestone
 4/27/04

260-11428

Cobblestone Ridges Subdivision Architectural Review Committee

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

Plan Review Application

Applicant: Danis Builders Date: 01-24-02
 Applicant Address: 631 1/2 Osborn Rd. Phone: 970-245-3124
 City: Grand Jct. State: CO Zip: 81504 Contact: Richard Danis
 Project Address: 416 Saddle Ct. Grand Jct. Co. 81503
 Project Type: House Proposed Start Date: _____
 Remarks: See attached

Plan Review Results

Approved By: Sharon Weingardt Date: 02-09-02
Sharon Weingardt 04-25-04
 For the Architectural Review Committee

Remarks: Plans setbacks and colors
for Stucco: Trim 427 silverton, body
1645 oca, ray estate gray approved.
new house plans approved 04-25-04

Or

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

Remarks: _____

