

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

2945-174-41-001 PH

Building Address 409 Butte Ct.
 Parcel No. 2945-174-41-001
 Subdivision Cobblestone Ridges
Phase 2 Replat
 Filing _____ Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3769
 Sq. Ft. of Lot / Parcel ~~11,668~~ 11,668
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3700
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Frank Rinaldi
 Address 390 Hillview Dr.
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Frank Rinaldi
 Address 390 Hillview Dr.
 City / State / Zip Grand Junction CO 81503
 Telephone 255-6836 cell 270-1914

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 <u>PD</u>	Maximum coverage of lot by structures <u>per envelope</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>28'</u>	Special Conditions <u>Grading & Drainage Plan</u>		
Voting District <u>E</u>	Driveway Location Approval <u>glt</u> (Engineer's Initials)	Approved <u>Kenneth Fischer</u>	

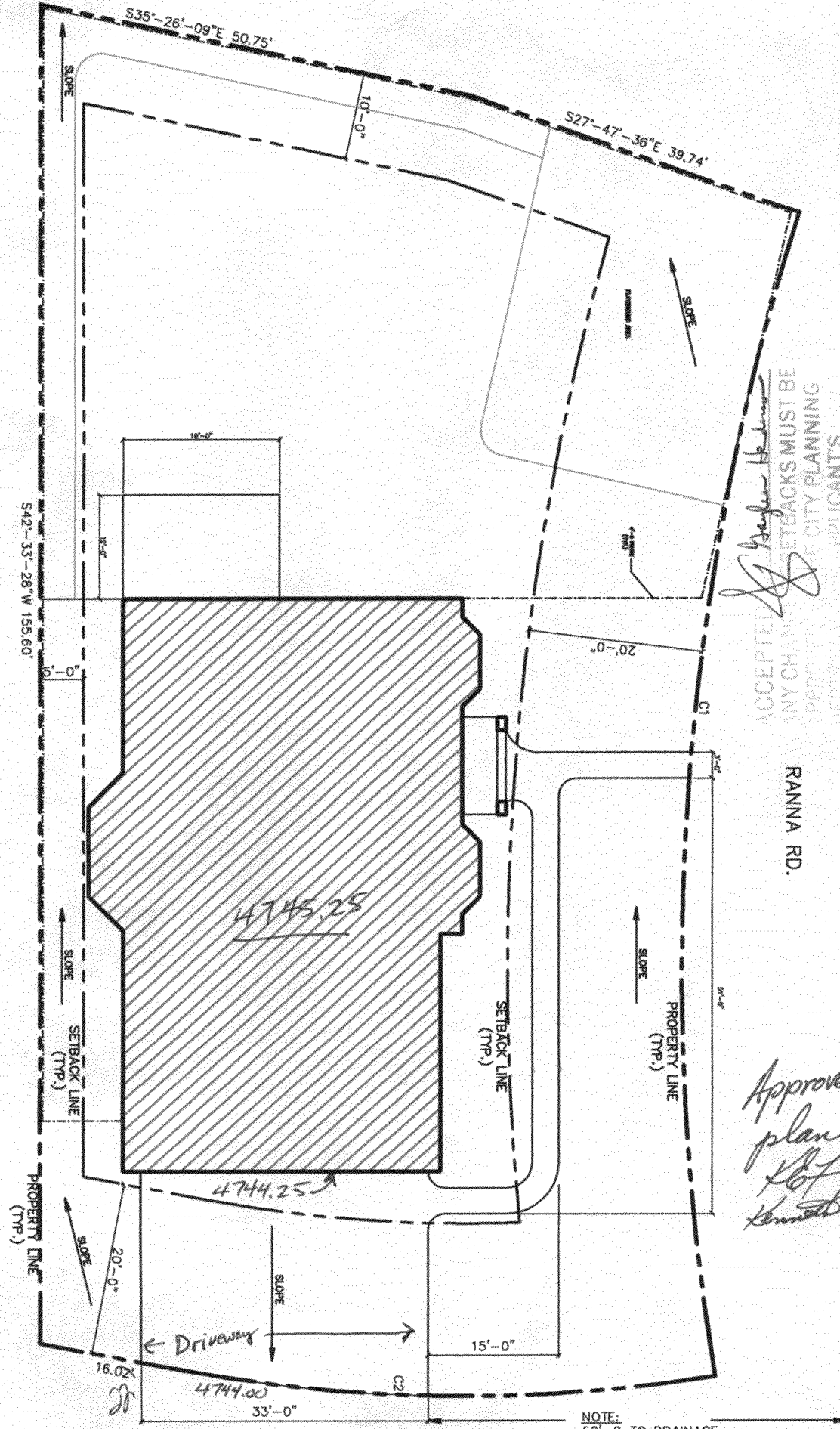
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Frank Rinaldi Date 8-16-07
 Department Approval Stephanie Hayden Henderson Date 8-16-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20554</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-17-07</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)



Bayler Henderson

ACCEPTED
 ANY CHANGES TO SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

RANNA RD.

*Approved per
 plan
 of
 Kenneth E. Fischer*

*Driveway OK
 Bayler Henderson*

NOTE:
 50'-0" TO DRAINAGE
 LINE (MIN.)

BUTTE CT.