

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

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

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

Building Address 420 Saddle Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-174-45-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2466  
 Subdivision The Ridge at Cobblestone Sq. Ft. of Lot / Parcel 15664.7  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Approx: 3500  
 Height of Proposed Structure 23'

**OWNER INFORMATION:**

Name Jim + Jane Ann Schroeder  
 Address 2325 E 1/2 Road  
 City / State / Zip Grand Jct. Co, 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address Same  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 260-8694

**\*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 <u>20%</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>Letter from ACC</u>		
Voting District <u>E</u> Driveway Location Approval <u>US</u> (Engineer's Initials)	<u>Approved / Drainage plan needed</u>		

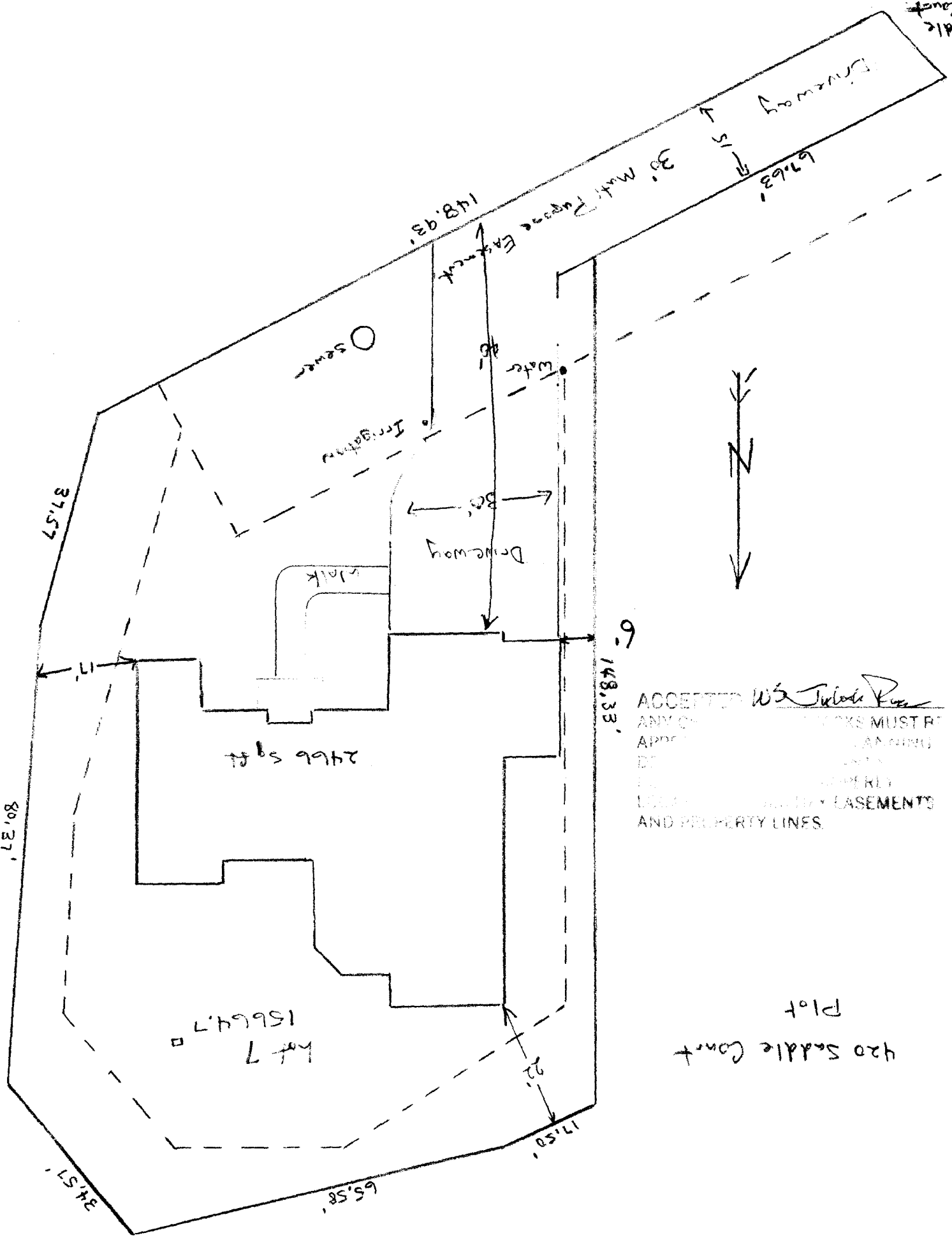
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 4-9-07  
 Department Approval [Signature] Date 4-16-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20148</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/16/07</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)



March 28, 2007

Schroeder Construction  
2325 E 1/2 Road  
Grand Junction, CO 81503

Re: 420 Saddle Court  
Cobblestone Ridges

Dear Schroeder Construction:

We have reviewed your plans for the home a 420 Saddle Court and find those plans to be in conformance with the Cobblestone Ridges Architectural Design Guidelines. We have retained the set of plans for our files. Thank you for your cooperation in this matter. Please feel free to call me at 970-241-1787 if you have questions.

Sincerely,  
COBBLESTONE RIDGES ARCHITECTURAL CONTROL COMMITTEE

  
David Campbell, President

H2O Saddle Ct

FOUND #5 REBAR WITH CAP LS#18478

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S75°20'13"W 65.58'

S88°31'02"W 28.97'

S82°33'20"W 17.50'

18.82'

5.00'

4752

4753

4754

4755

4756

4757

4758

4759

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Roof Dr.

Roof Dr.

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Roof Dr.

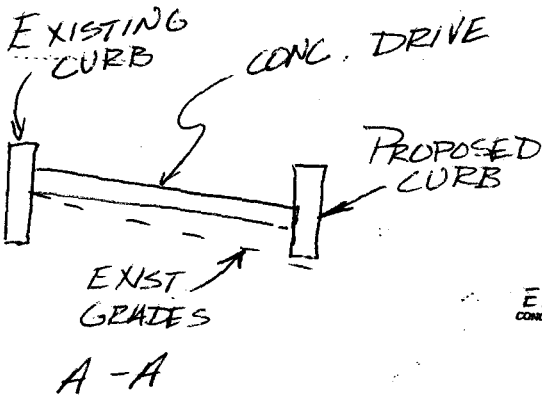
EXIST Concrete Curb

Lot 8

T.O.F. 4756.5

Lot 7  
0.36 ACRES  
15664.7 SQ. FT.

POSSIBLE BOREHOLE GROUND ELEVATION= 754.81



EXIST CONCRETE CURB

ELECTRIC BOX

WATER SERVICE MARKER???

WATER METER

CABLE TV PEDestal  
TELEPHONE PEDestal

FOUND DISTURBED #5 REBAR WITH CAP LS#18478

30' MULTI-PURPOSE EASEMENT

Concrete Block Wall  
18" (BASIS OF BEARINGS)

1.5' DIAMETER IRRIGATION COVER

30' MULTI-PURPOSE EASEMENT

Cont'd

FOUND #5 REBAR WITH CAP TBM= 47

Drive & grading OK  
Rich Davis  
4/16/07

Lot 6

FOUND CONCRETE CURB #5 REBAR WITH CAP LS#18478

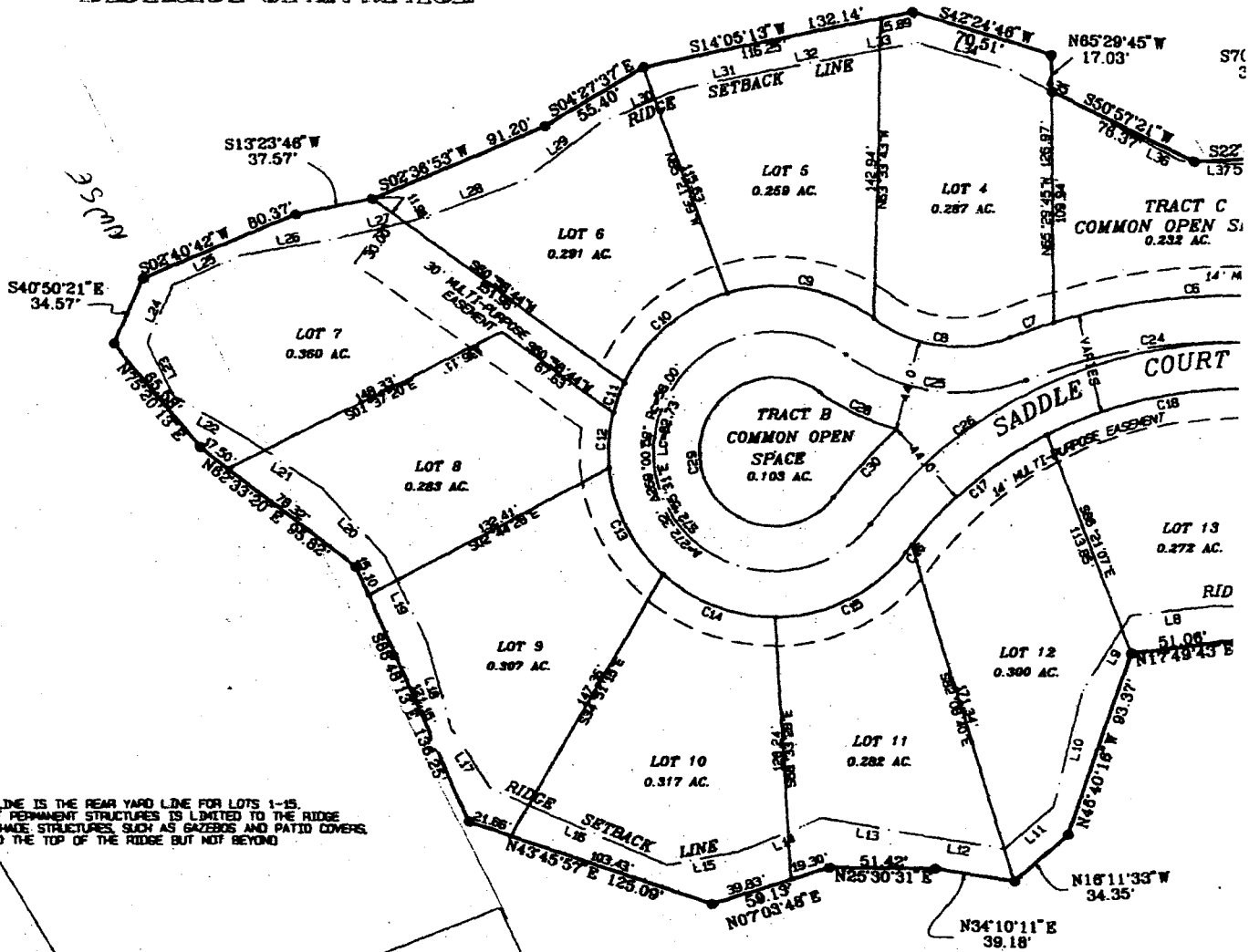
FOUND #5 REBAR

TWENAY

at

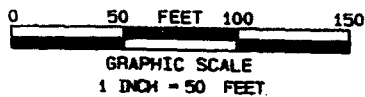
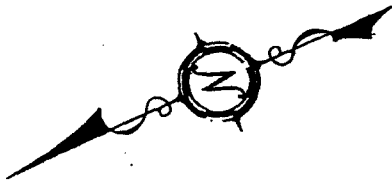
# THE RIDGE AT COBB

DISTRICT OPEN SPACE



RIDGE SETBACK LINE IS THE REAR YARD LINE FOR LOTS 1-15.  
CONSTRUCTION OF PERMANENT STRUCTURES IS LIMITED TO THE RIDGE  
SETBACK LINE. SHADE STRUCTURES SUCH AS GAZEBOS AND PATIO COVERS  
MAY BE BUILT TO THE TOP OF THE RIDGE BUT NOT BEYOND

DISTRICT OPEN SPACE



BUILDING SETBACKS: 20' FRONT YARD  
10' REAR YARD (LOT 15)  
RIDGE SETBACK LINE IS BLDG LINE LOTS 1-15  
5' SIDE YARD

MAXIMUM BUILDING HEIGHT: 28'