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TCP \$	/
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 388 Butte Ct.
 Parcel No. 2945-174-42-008
 Subdivision Cobblestone Ridges
 Filing 2 Block 2 Lot 8

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~218 sq ft~~ 400 sq ft
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Philip R Lochmiller
 Address 388 Butte Ct
 City / State / Zip Grand Jct Co 81507

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 970 261-1601

*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 PLANNING STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
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	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 11-5-08
 Planning Approval [Signature] Date 11/5/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11/5/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

October 29, 2008

To: Cobblestone Ridges Architectural Review Committee,

I, Philip R Lochmiller, would like to get approval from you to build an additional bedroom of 216 sqft in the vaulted area in the Southwest corner of my existing house located at 388 Butte Court. My engineered blue prints that I provided for you explain what I'm doing in more detail. The roof line falls inside the required height and the one bedroom addition's perimeter wall is also inside the building envelope. Please sign this letter for approval From the Cobblestone Ridges Architectural Review Committee, thank you.

Any questions, please call Philip R Lochmiller at (970) 261-1601

Cobblestone Ridges Architectural Review Committee approves this addition to 388 Butte Court.

Per LK Surveys Plan Sheets 5/5/08

Christopher Melany 11/2/08

Name Date

Treas.

Title

Frank Kimmel 11/2/08

Name Date

Vice President

Title

Byg 11/2/08

Name Date

President

Title

Name Date

Title

99.74'

S 44°39'07" W

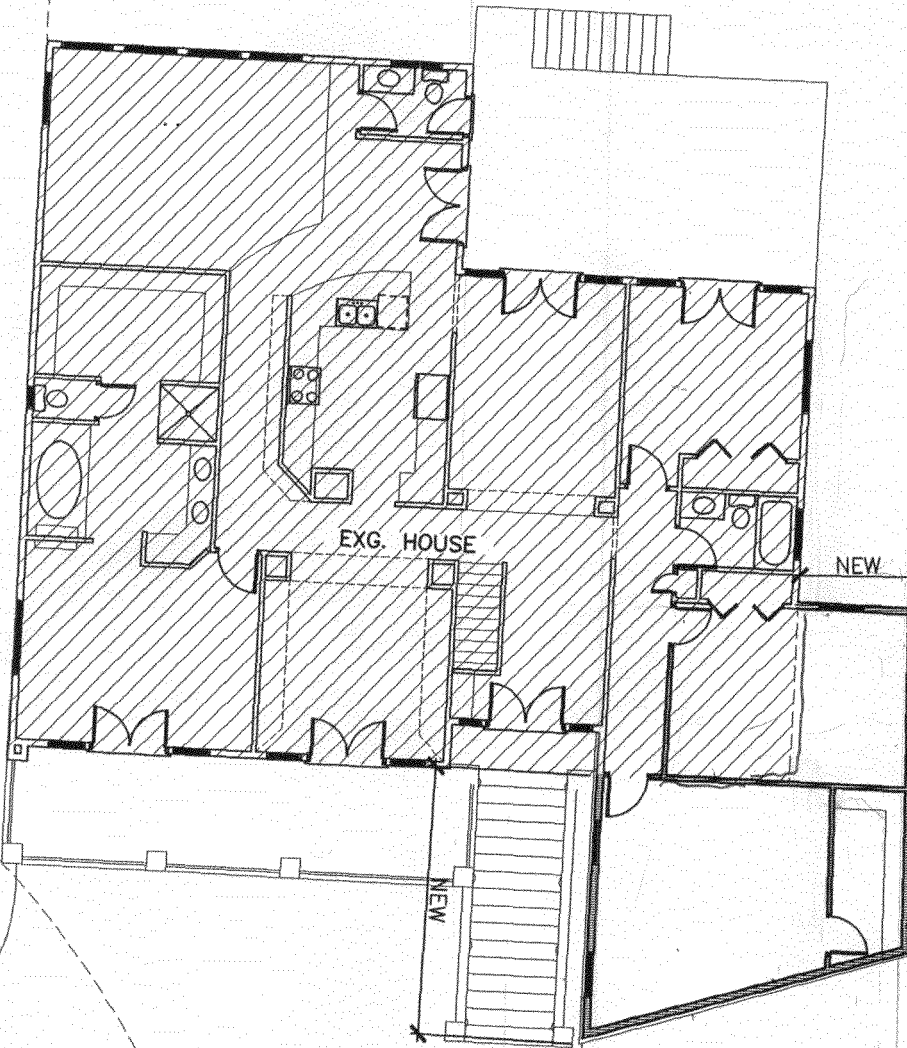
ACCEPTED *Pat Oulley 1/5/08*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

N 42°09'40" W

117.30'

N 34°31'03" E

130.69'



EXG. HOUSE

NEW

NEW

14'-3"

← addition

14'-0" MULTIPURPOSE EASEMENT

C29

N 72°09'49" E

83.95'

388 Butte Court
GJ, Co 81507