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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. m

30543-0

Building Address 400 Butte Ct
 Parcel No. 2945-174-42-002
 Subdivision COBBLESTONE RIDGES
 Filing _____ Block 2 Lot 2

No. of Existing Bldgs 2 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2200 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 10367 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6220 sq ft
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name HOMER GREGORY
 Address 400 Butte Ct
 City / State / Zip GF Co 81505

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

PAID
 APR 17 2009
 RB

APPLICANT INFORMATION:

Name 3-D BUILDERS
 Address 2527 G 1/2 Rd
 City / State / Zip GF Co 81505
 Telephone 970-250-3772

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: ENCLOSING EXISTING COVERED PORCH
ACCO approval required

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 <u>N/A</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	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>28'</u>	Parking Requirement _____		
Voting District _____ <small>Driveway Location Approval (Engineer's Initials)</small>	Special Conditions _____		

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 4-17-09
 Planning Approval [Signature] Date 4/17/09

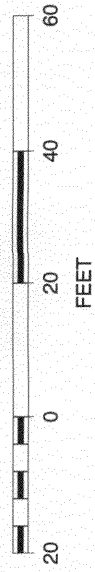
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date	<u>4/17/09</u>	

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)

400 Butte Ct



SCALE 1 : 338



ACCEPTED *Pat Quimb* 4/17/09


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.

COPY

COBBLESTONE RIDGES HOA

April 5, 2009

The addition/remodel proposed by Homer Gregory, 400 Butte Court, Grand Junction, Colorado has been approved by the homeowner's board of directors.



Bruce Gregg, President