

DATE SUBMITTED 8/17/93

BUILDING PERMIT NO. 46135  
FEE \$ 5.00

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

BLDG ADDRESS 405 Rideway Dr SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,100 sqft  
SUBDIVISION Ridges SQ. FT. OF EXISTING BLDG(S) 0  
FILING 1 BLK 4 LOT 8c NO. OF FAMILY UNITS 1  
OWNER Alan Roe NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
ADDRESS 2415 Brandys crt DESCRIPTION OF WORK AND INTENDED USE:  
TELEPHONE 242-7574 Single Family Dwelling

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which about the parcel.

ZONE PR DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
SETBACKS: Front 20 from property line or from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
Side 10 from property line CENSUS TRACT 14 TRAFFIC ZONE 96  
Rear 10 from property line PARKING REQ'MT 2  
Maximum Height 25 SPECIAL CONDITIONS: ACC # 93-27  
Maximum coverage of lot by structures \_\_\_\_\_ 7/26/93

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

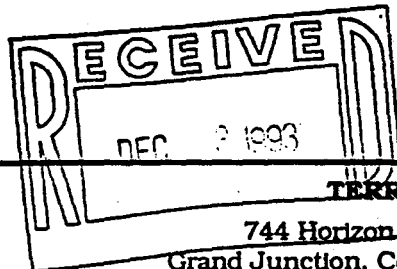
Department Approval [Signature] Applicant Signature [Signature]  
Date Approved 8/17/93 Date \_\_\_\_\_

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

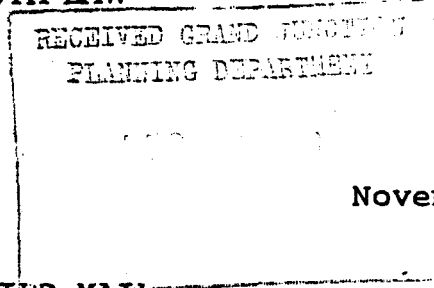
**DOEHLING & SLATER, P.C.**

ATTORNEYS AT LAW

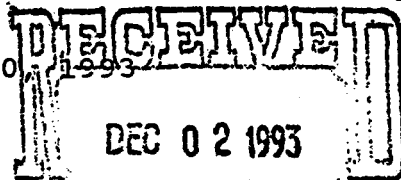


TERRY D. SLATER

744 Horizon Ct., Suite 360  
Grand Junction, Colorado 81506  
(303) 241-9363  
FAX (303) 242-4901



November 30, 1993



BUILDING DEPARTMENT

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Mesa County Building Division  
750 Main Street  
Grand Junction, CO 81501

Re: Construction at 405 Ridgeway Drive, Ridges  
Grand Junction, Colorado

Gentlemen:

My office represents the following homeowners in the Ridges subdivision:

Carol Zadrozny and Richard Skaer  
404 Stoneridge Court  
Grand Junction, CO 81503

Terri and Steve Holladay  
402½ Stoneridge Court  
Grand Junction, CO 81503

Sherry and Harry Perry  
408 Stoneridge Court  
Grand Junction, CO 81503

Steve and Pat Yamasheta  
406 Stoneridge Court  
Grand Junction, CO 81503

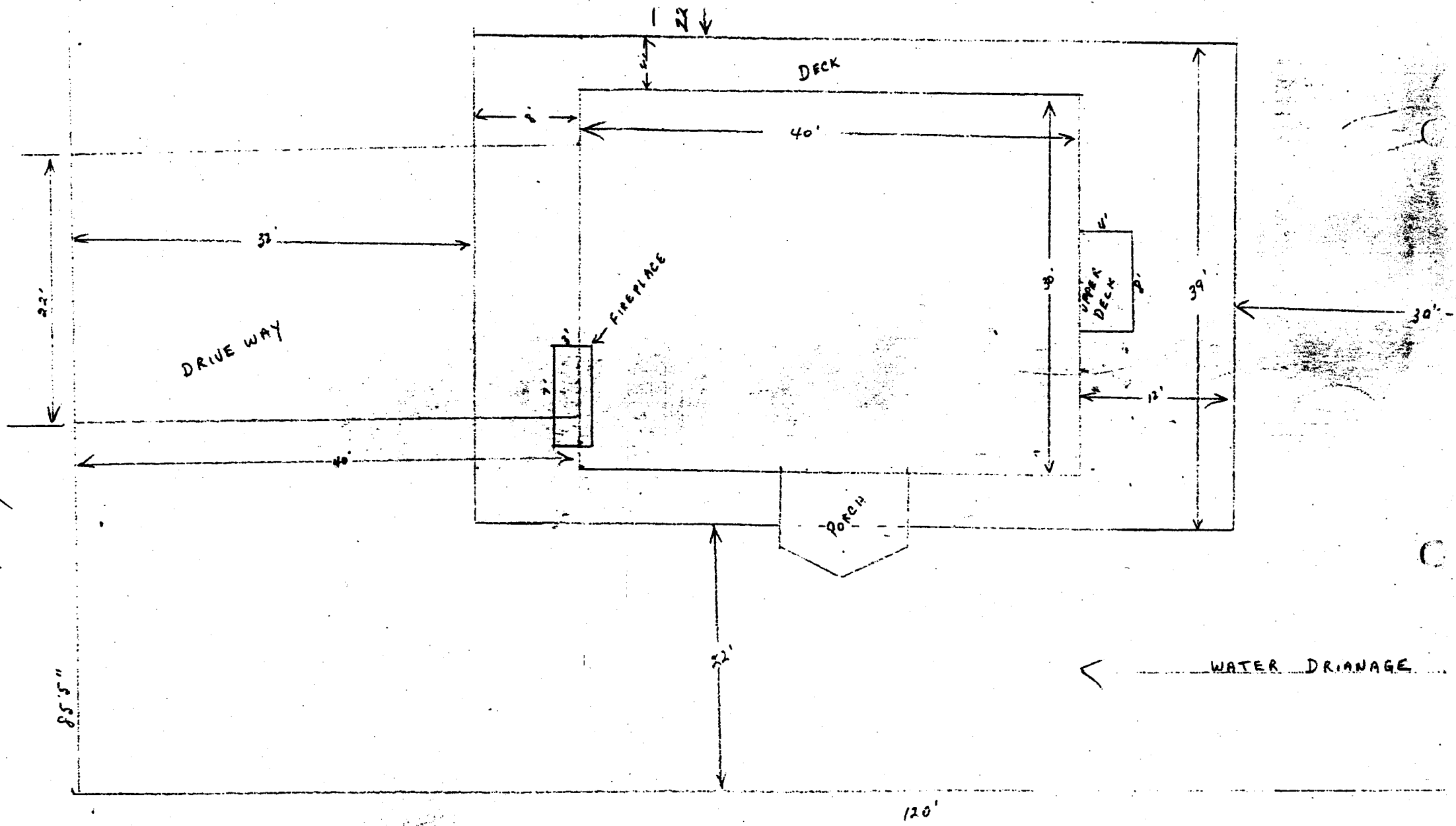
Tim and Susan Cain  
407 Ridgeway Drive  
Grand Junction, CO 81503

These homeowners all own property in the vicinity of 405 Ridgeway Drive, the residential lot owned by Alan Roe and upon which he is constructing a single family residence pursuant to building permit No. 46135.

As your department is fully aware, the Ridges subdivision in Mesa County, Colorado, is an extremely hazardous area for construction. The Ridges subdivision is characterized by complex subsurface geological conditions including artesian aquifers, perched watertables, and numerous other hazardous subsurface water conditions. Also, the subdivision is characterized by areas of expansive soils. Damage to property constructed in the Ridges and adjoining property from construction in the Ridges is a historical fact and is clearly foreseeable if inadequate construction techniques and safeguards are utilized.

KP  
12/7/93  
c: MKA  
John S  
Tina  
Larry T  
Dave R  
File  
Ridges  
12/8/93  
EJ

RidgeWAY Drive



ACCEPTED 8/17/93 KOL  
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.