

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 55565

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



5001-2640-06-1 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2399 Ridgeway Blvd TAX SCHEDULE NO. 2945-201-09034

SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 375 350

FILING 3 BLK 17 LOT 6B SQ. FT. OF EXISTING BLDG(S) 1640

(1) OWNER Roger & Kay Schaefer NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2399 Ridgeway Ct 65 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-3482 USE OF EXISTING BLDGS Residence

(2) APPLICANT Roger D. Schaefer DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS 2399 Ridgeway Ct. Master Bedroom/Bath/Walk-in Closet 15'6" x 25'

(2) TELEPHONE Frank Jact 241-3482

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 4 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 10' from PL Special Conditions ACCO Required!
(minimum 10' between bldgs!)

Maximum Height _____ CENS.T. 14 T.ZONE 96 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 3/27/96

Department Approval [Signature] Date 3/27/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - No change in 3/F use

Utility Accounting [Signature] Date 3-27-96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3 IN BLOCK 17 A REPLAT OF BLOCK 7 AND PART OF BLOCK 17, THE RIDGES FILING #3, COUNTY, COLORADO.

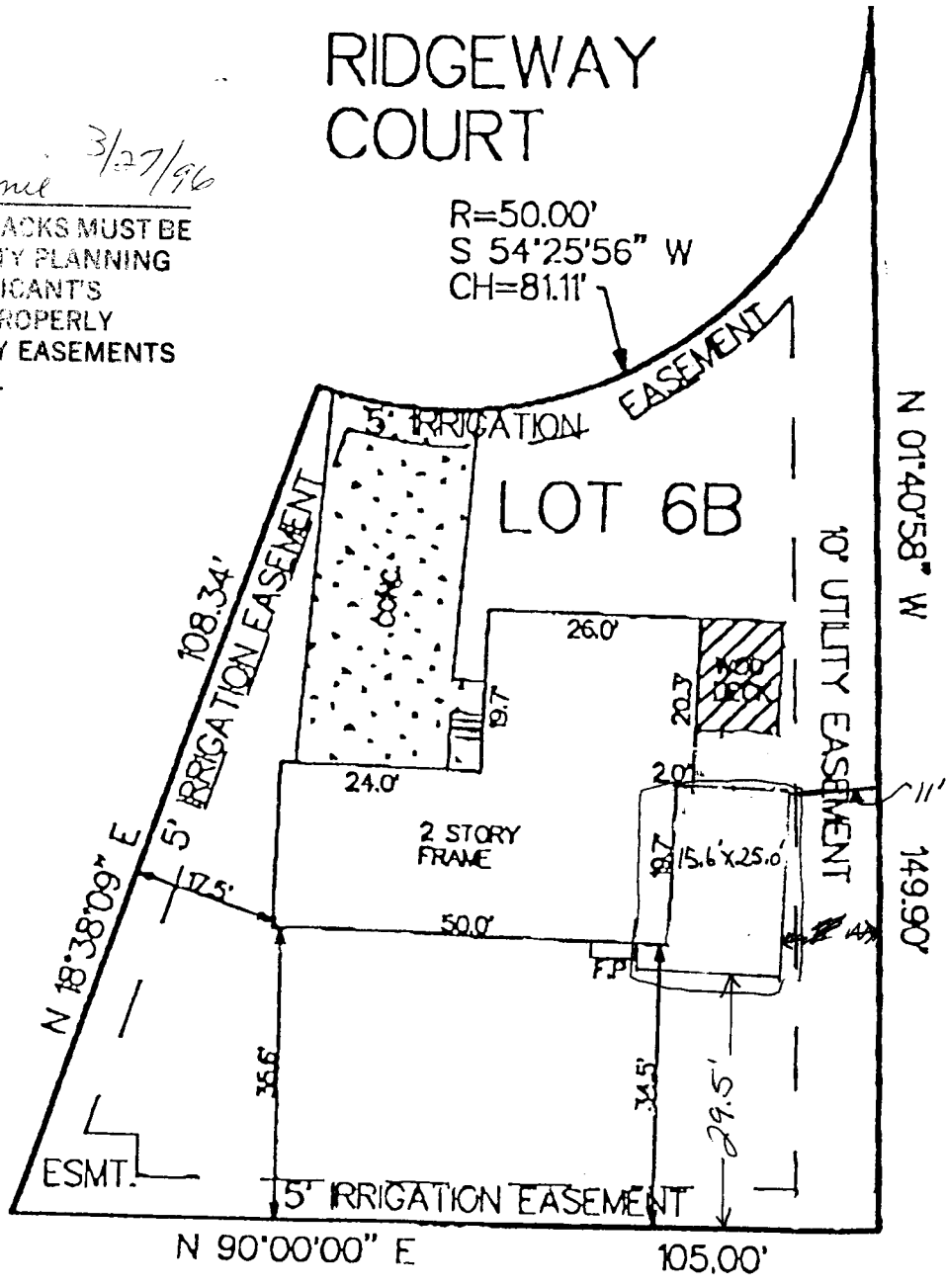
ACCEPTED *Ronnie* 3/27/96
 ANY CHANGE OF REBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

RIDGEWAY COURT

R=50.00'
 S 54°25'56" W
 CH=81.11'



SCALE: 1" = 30'



PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK OF COLORADO AND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT

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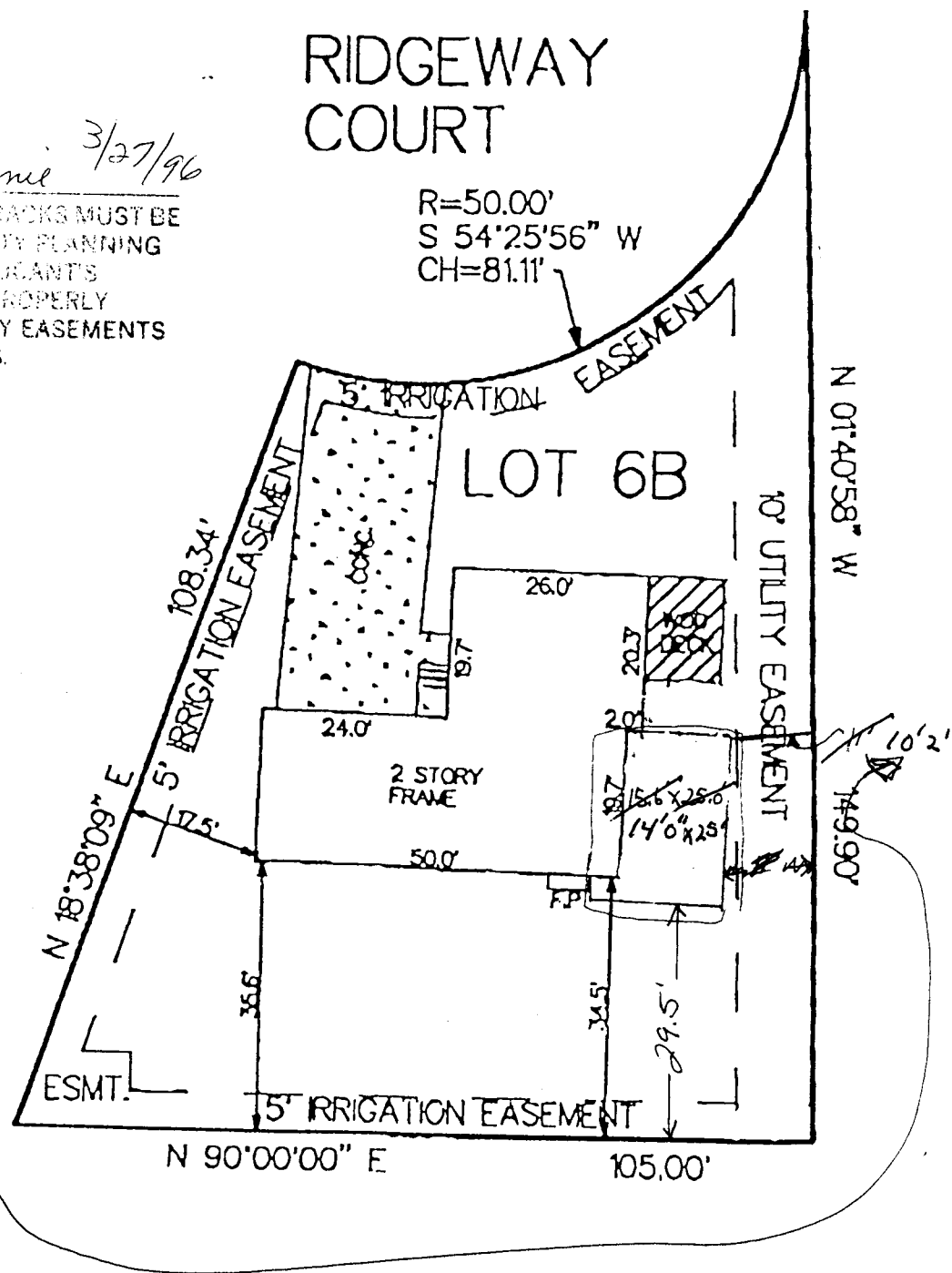
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ACCEPTED *MR* 4-24-96
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