

FEE \$	10.00
TCP \$	500.00
SIF \$	0



New Home  
BLDG PERMIT NO. 74692

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

EX

BLDG ADDRESS 392 Highridge Dr. TAX SCHEDULE NO. 2945-212-17-004  
 SUBDIVISION Ridges Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2510  
 FILING 1 BLK \_\_\_\_\_ LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Cheri Bahrke NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 422 1/2 Prospectors Point  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Superior Development + Construction Inc. USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 917 Main Street - 6T, 21501 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 970-241-1830 new residential

**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 PR Maximum coverage of lot by structures PAID  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 20' from PL Special Conditions TB  
 Maximum Height 32'  
 CENSUS 1401 TRAFFIC 63 ANNEX# \_\_\_\_\_

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 Jay Veitenheimer Date 3-31-00  
 Department Approval Pat P-L Date 3-31-00

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12987  
 Utility Accounting T. Beuseley Date 3/31/00

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)

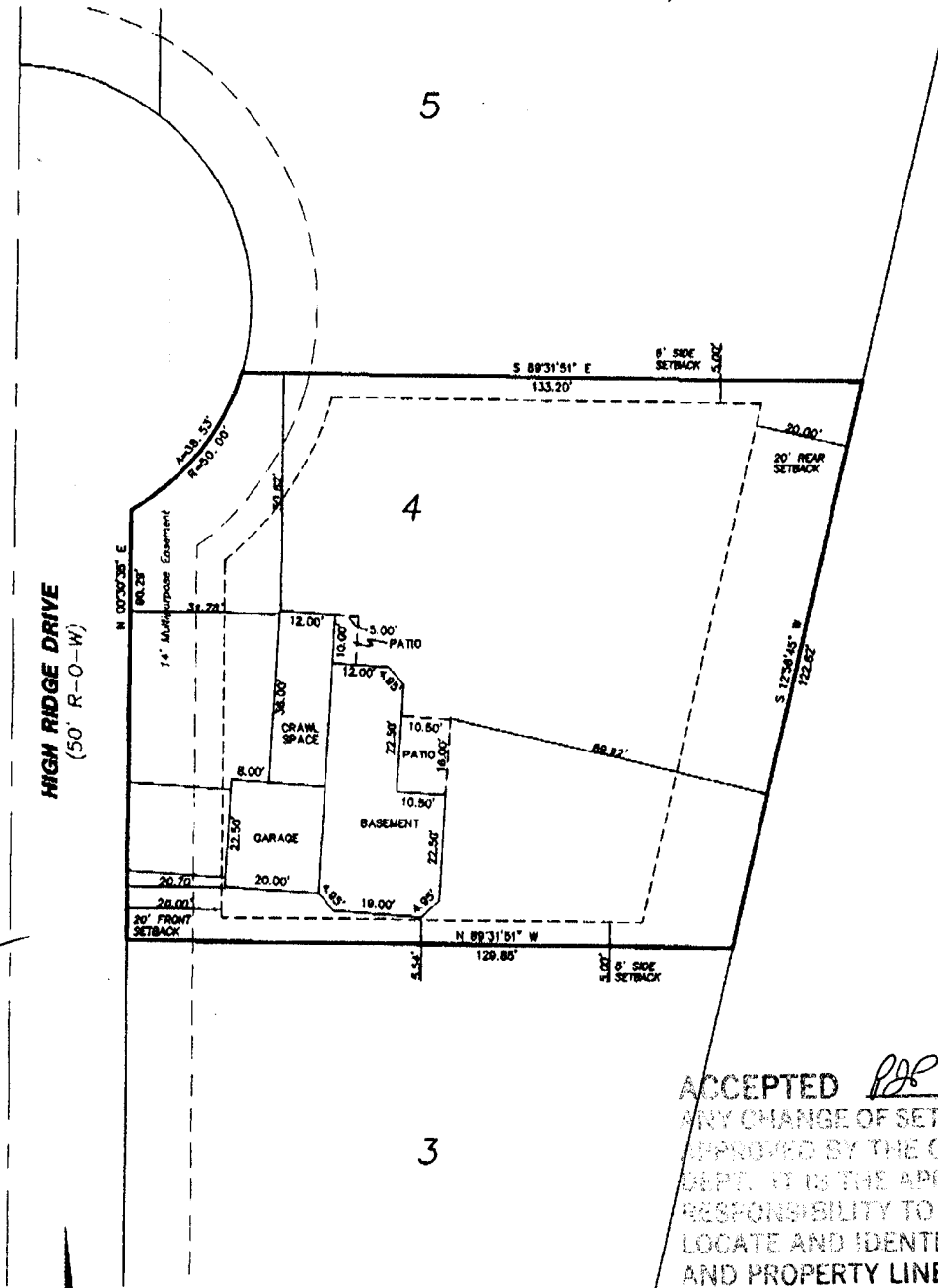
# HOUSE SITE PLAN

LOT 4

RIDGE POINT FILING 1

392 HIGH RIDGE DRIVE

GRAND JUNCTION, MESA COUNTY, COLORADO



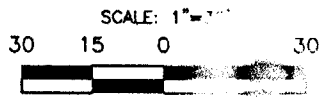
DRIVE OK  
 End  
 3/27/00

ACCEPTED *RRP* 3-31-00  
 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.



- 1) Building setback information provided by the City of Grand Junction Community Development Department.
- 2) Only platted easements are shown. Other documents may exist that would affect this property.
- 3) This site plan is not a land survey plat and does not represent a title search by LANDesign.

Prepared for: Superior Development  
 917 Main Street  
 Grand Junction, CO 81501



**HOUSE SITE PLAN**  
 LOT 4  
 RIDGE POINT FILING 1  
 392 HIGH RIDGE DRIVE  
 GRAND JUNCTION, MESA COUNTY, COLORADO

**LANDesign**  
 ENGINEERS • SURVEYORS • PLANNERS  
 258 GRAND AVENUE  
 GRAND JUNCTION, COLORADO 81501 (970) 246-4000

PROJECT NO 99076	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Feb, 2000		RM		1	1

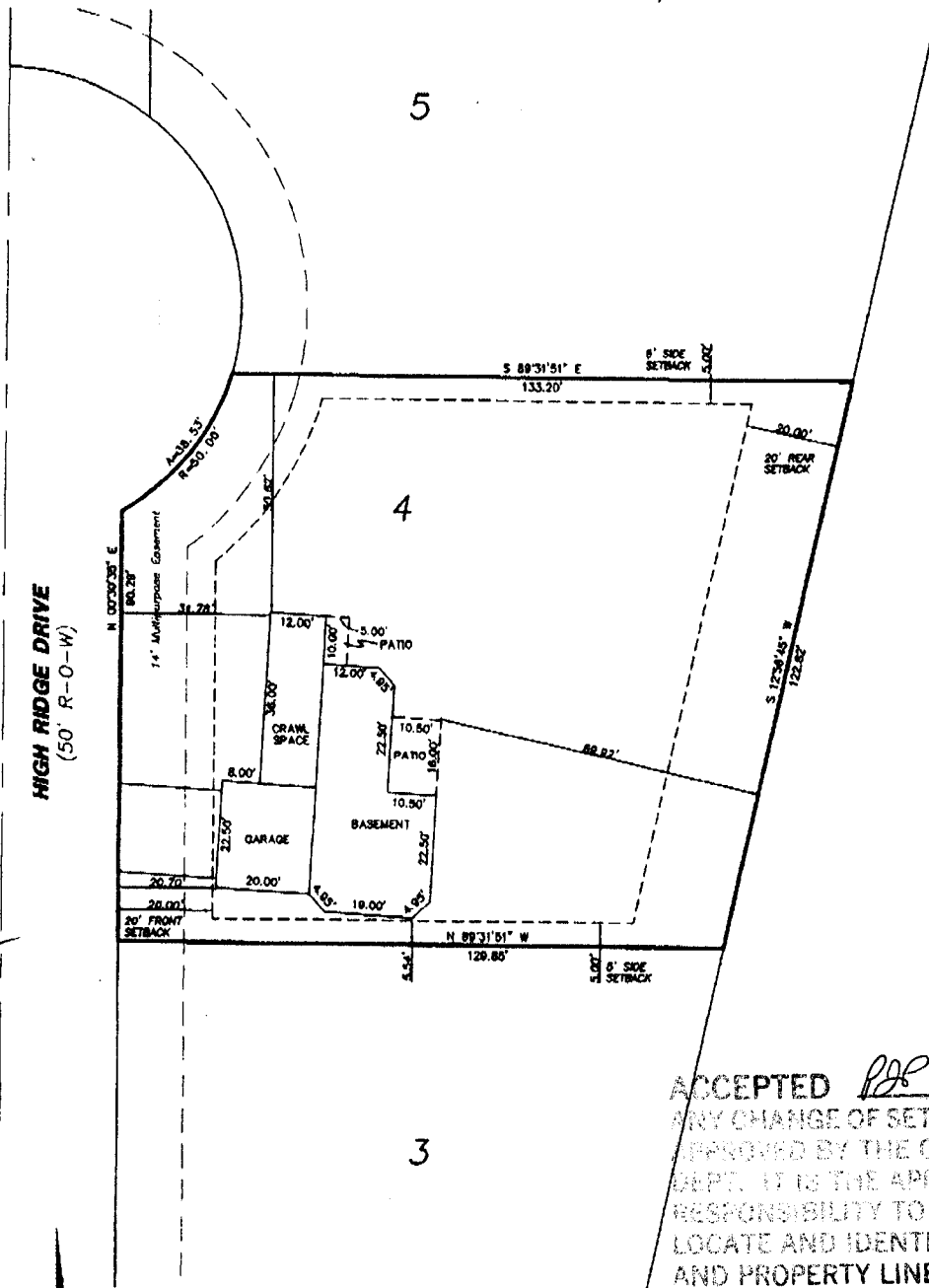
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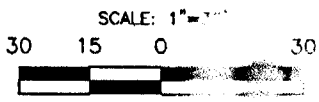
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PROJECT NO. 99076	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Feb, 2000		RM		1	1