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

BLDG PERMIT NO. 74869



Your Bridge to a Better Community

BLDG ADDRESS 394 Ridge Circle Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 115#  
 TAX SCHEDULE NO. 2945-201-05-006 SQ. FT. OF EXISTING BLDGS 1248  
 SUBDIVISION Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED 1363  
 FILING #2 BLK 60012 LOT 6B NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Marilyn Kristens + Ken Pill NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 394 Ridge Circle Drive USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 241 3790 DESCRIPTION OF WORK & INTENDED USE DECK 115#  
 (2) APPLICANT Anderson Construction TYPE OF HOME PROPOSED:  
 (2) ADDRESS 485 TEJON DR 6-J 81503  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 256 8944  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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-4 Maximum coverage of lot by structures —  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or 0' from center of ROW, whichever is greater Parking Req'mt 2  
 Side 10' from PL, Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 24' CENSUS 1401 TRAFFIC 96 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 4/24/00  
 Department Approval Bonnie Edwards Date 4/24/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Khalt</u>	Date	<u>4/24/00</u>

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

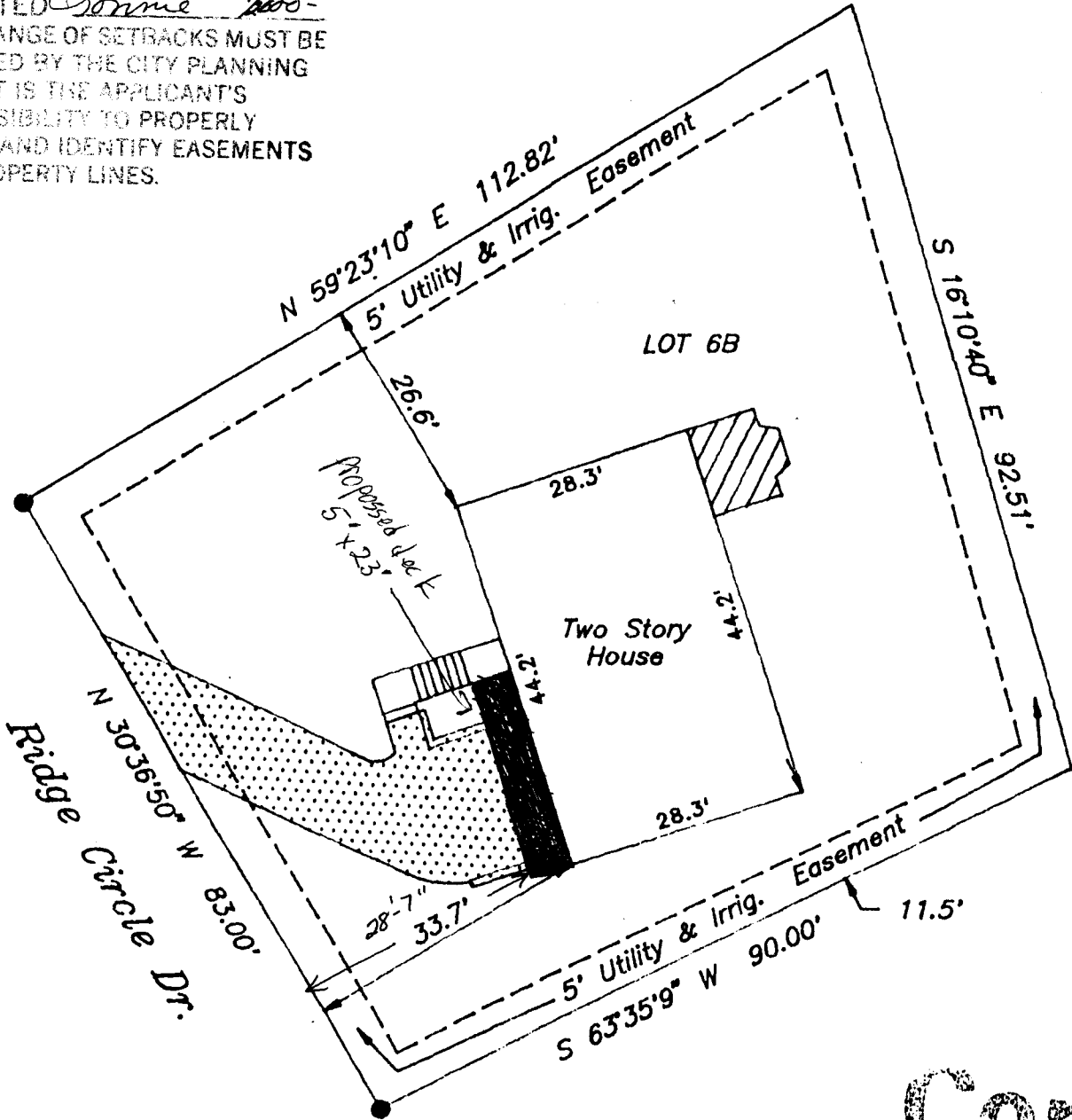
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# IMPROVEMENT LOCATION CERTIFICATE

394 RIDGE CIRCLE DRIVE

LOT 6B, BLOCK 12, THE RIDGES FILING No. 2,  
MESA COUNTY, COLORADO.

ACCEPTED *Ronnie 4/24/90*  
 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.



**Copy**

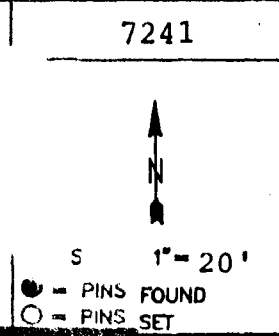
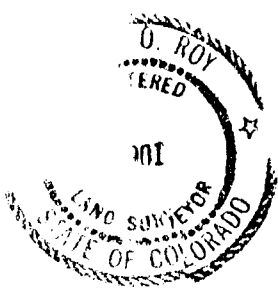
SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY First American Title, COMMITMENT NUMBER 111952.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Great American Bank, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 5-2-91 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

*William O. Roy*  
 WILLIAM O. ROY P.L.S. 12901



7241		<b>CENTURY SURVEYING</b> P.O. BOX 356, GRAND JCT., COLORADO 81502 TELEPHONE 303-241-2667	
FIELD WORK	D. J. - L. D.		
DRAWN BY:	D. J.	DATE DRAWN:	5-2-91