

FEE \$	5.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 73414



*[Handwritten mark]*

Your Bridge to a Better Community

20925-13394  
 BLDG ADDRESS 394 Ridge Circle Dr.  
 TAX SCHEDULE NO. 2945-201-05-006  
 SUBDIVISION Ridges File#2  
 FILING #2 BLK 12 LOT 6B  
 (1) OWNER Marilyn K. Kastens + Ken G. P. II  
 (1) ADDRESS 394 Ridge Circle Dr.  
 (1) TELEPHONE 241 3790  
 (2) APPLICANT Anderson Construction  
 (2) ADDRESS 485 TEJON DR. G.J.  
 (2) TELEPHONE 256 8944

SQ. FT. OF PROPOSED BLDGS/ADDITION NA  
 SQ. FT. OF EXISTING BLDGS 1258  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1258  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 USE OF EXISTING BUILDINGS Residence  
 DESCRIPTION OF WORK & INTENDED USE Basement Finish  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) NA

**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 \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL NA Interior Finish Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions Single Family Residence Only  
 CENSUS 1401 TRAFFIC 96 ANNEX# \_\_\_\_\_

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 Robert Hoke Date 1/3/2000  
 Department Approval Karen Adams Date 1/3/2000

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting	<u>J. Adams</u>		Date <u>1-3-2000</u>

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

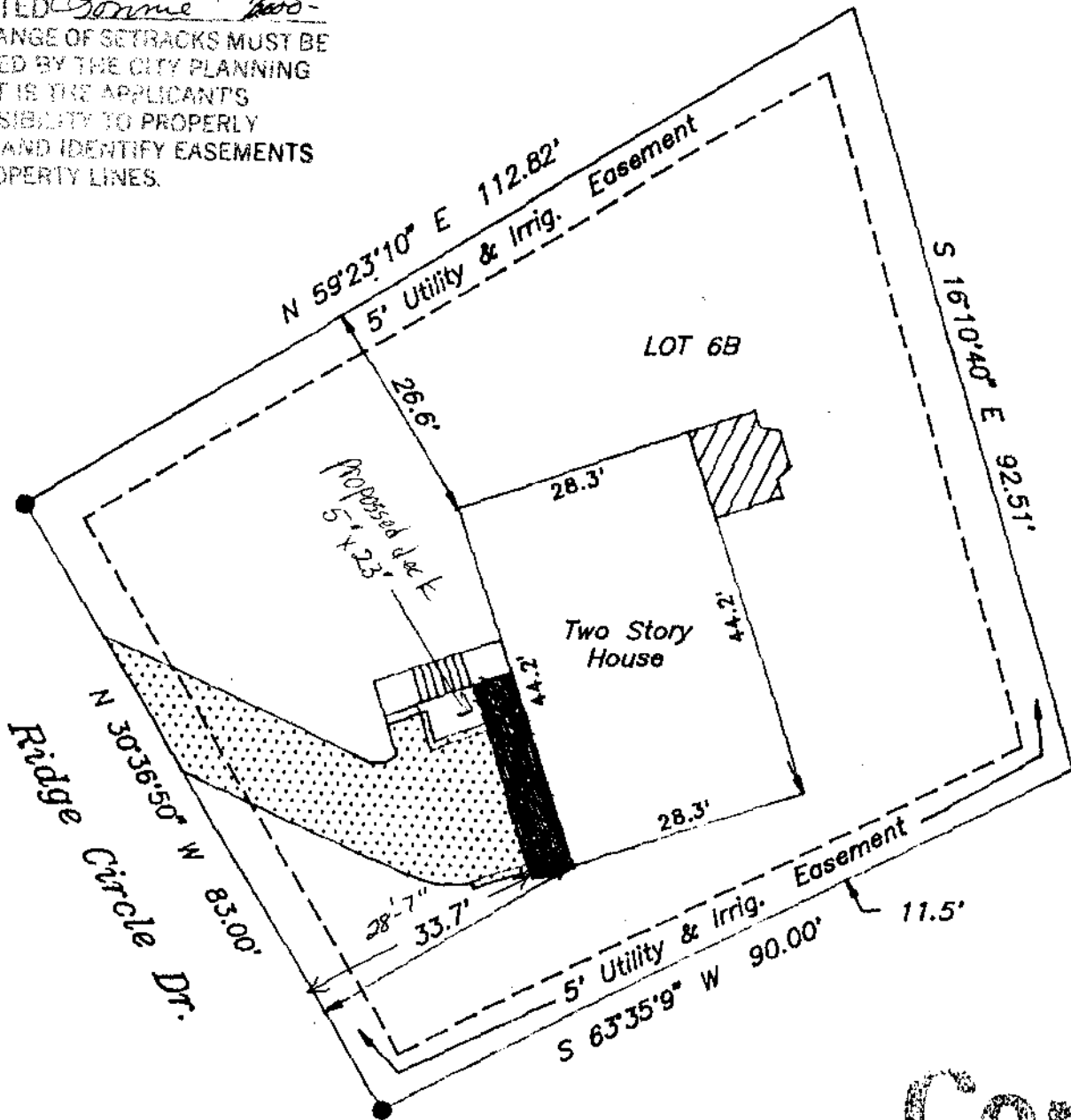
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# IMPROVEMENT LOCATION CERTIFICATE

394 RIDGE CIRCLE DRIVE

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

ACCEPTED *Ronnie 4/54/90*  
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

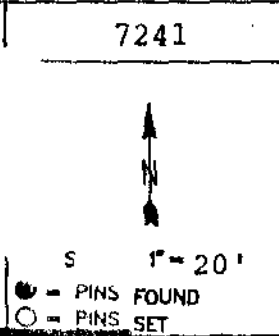
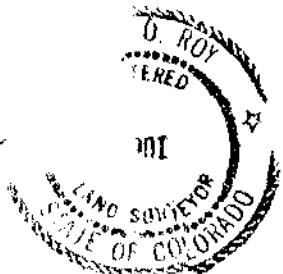
SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

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



**CENTURY SURVEYING**  
P.O. BOX 356, GRAND JCT., COLORADO 81502  
TELEPHONE 303-241-2667

FIELD WORK	D. J. - L. D.	DATE FIELD WORK	5-2-91
DRAWN BY:	D. J.	DATE DRAWN:	5-2-91