

FEE \$	/
TCP \$	/
SIF \$	/

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 85685



Your Bridge to a Better Community

*ac*

43817-13257

BLDG ADDRESS 2395 Ridgeway Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 110 #

TAX SCHEDULE NO. 2945-201-09-037 SQ. FT. OF EXISTING BLDGS ~1300 #

SUBDIVISION Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED ~1300 #

FILING 3 BLK 17 LOT 9B

NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 1 After: 1 this Construction

(1) OWNER Kris Miller

USE OF EXISTING BUILDINGS Office

(1) ADDRESS 2395 Ridgeway Ct

DESCRIPTION OF WORK & INTENDED USE Build office in garage

(1) TELEPHONE 970 234 3633

TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) Interior Frame

(2) APPLICANT Kris Miller/Dan Bienapp

(2) ADDRESS 2395 Ridgeway Ct

(2) TELEPHONE 970 234 3633

**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 PD

Maximum coverage of lot by structures 25'

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

Permanent Foundation Required: YES X NO     

Side 10' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height     

Special Conditions     

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 [Signature]

Date 8/5/02

Department Approval [Signature]

Date 8/5/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>8/5/02</u>

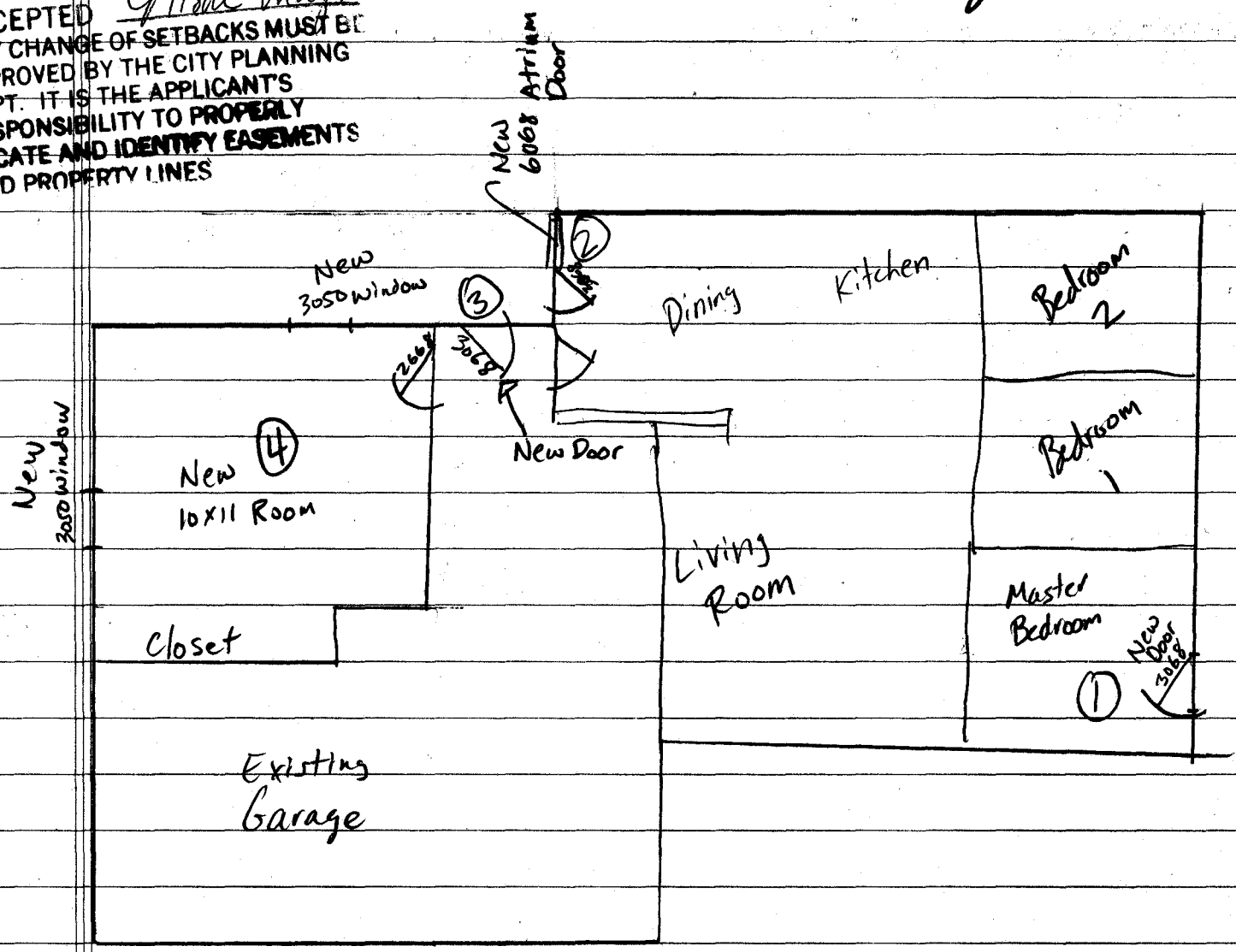
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Mishi Hagon 8/8/12

2395 Ridgeway Court

ACCEPTED  
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



Scope of Work:

- ① Add 3068 Door to Master Bedroom to Exterior
- ② Replace 6068 Slider with 6068 Atrium Door
- ③ Add 3068 6 panel Ext door to rear of garage
- ④ Add 10x11 Room to garage on existing slab w/2 3050 windows.