

53525-30641

FEE \$ 10.00
TCP \$
SIF \$

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 392 High ridge Dr. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-212-17-004 Sq. Ft. of Existing Bldgs 1882 Sq. Ft. Proposed 0 = deck
 Subdivision Ridges Point Sq. Ft. of Lot / Parcel 16,800
 Filing 1 Block 4 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2400
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Cheri Bahrka
 Address 422 1/2 Prospectors Pt.
 City / State / Zip G.J. Colo. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): deck

APPLICANT INFORMATION:

Name Home Masters Inc.
 Address 1984 K Rd.
 City / State / Zip Fruita Colo. 81521
 Telephone 970-858-3370

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): deck

NOTES: 18'6" X 22'6" deck

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 _____
 SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District _____ Driveway _____
 Location Approval _____
 (Engineer's Initials)

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 Marshall Cole Date 6/7/06
 Department Approval Misha Date 6/7/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Deck only</u>
Utility Accounting <u>Marshall Cole</u>	Date	<u>6-7-06</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

HOUSE SITE PLAN

LOT 4

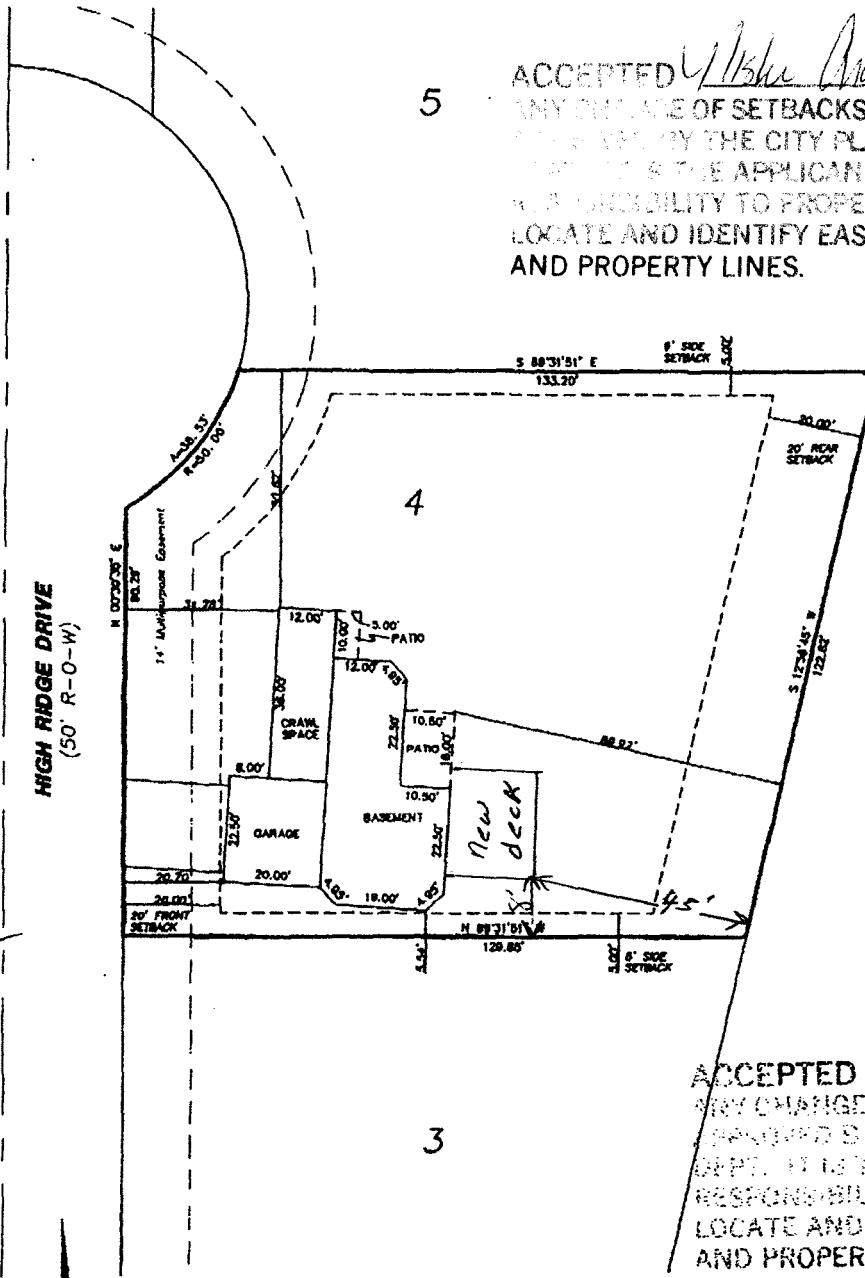
RIDGE POINT FILING 1

392 HIGH RIDGE DRIVE

GRAND JUNCTION, MESA COUNTY, COLORADO

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ACCEPTED *[Signature]* 6/17/00
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.



DRIVE OK
Erod
3/27/00

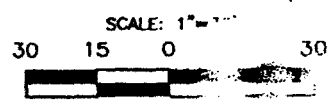
3

ACCEPTED *[Signature]* 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
230 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 242-4000

PROJECT NO. 99075	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Feb. 2000				1	1