

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

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 392 HighRidge Dr  
 Parcel No. 2945-212-17-004  
 Subdivision Ridge Point  
 Filing 1 Block 1/2 Lot 4

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2346 Sq. Ft. Proposed 398  
 Sq. Ft. of Lot / Parcel 18,800  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2744.0  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Cheri Bahrke  
 Address 392 HighRidge Dr.  
 City / State / Grand Jct. Co. 81507

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition Basement
- Other (please specify): Grage/Exercise Pool

**APPLICANT INFORMATION:**

Name Nick A. Lobato  
 Address 2489 South Broadway  
 City / State / Grand Jct. Co. 81507  
 Telephone 970-250-8926

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: PAID  
JUN 24 2010

**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 PLANNING STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'</u> from PL Rear <u>20'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>✓</u>
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>
Voting District _____ Driveway Location Approval _____	Special Conditions <u>ACCO approval req'd - attached</u>
(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Nick A. Lobato Date 6-24-10  
 Planning Approval Gayleen Henderson Date 6-24-2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>(Bensley)</u>	Date <u>6/24/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

HIGH RIDGE DRIVE

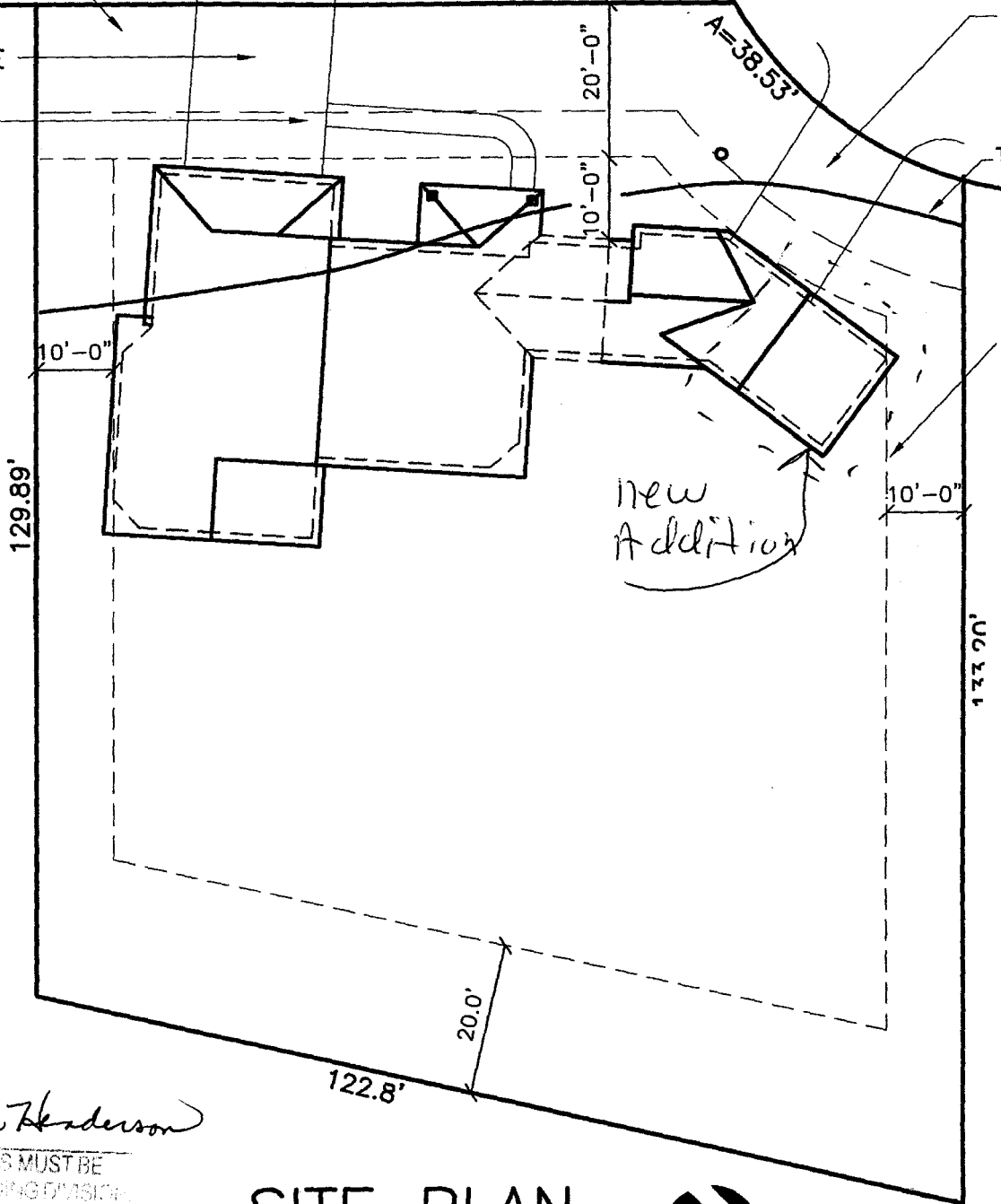
14' MULTI-PURPOSE ESMT.

90.29'

CONC. DRIVE

3' CONC. WALK

A=38.53'



129.89'

10'-0"

20'-0"

10'-0"

New Addition

10'-0"

133.70'

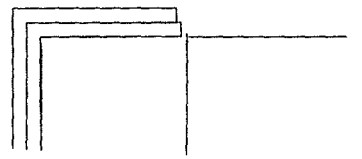
20.0'

122.8'

6-24-50

ACCEPTED *Gayleen Henderson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE ZONING DEPARTMENT

**SITE PLAN**  
 NOT TO SCALE



To: City of Grand Junction, Planning Department  
Attn: Lydia Reynolds

From: Ridges ACCO

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Ms. Reynolds:

The Ridges ACCO has reviewed and approved the submitted plans for the addition at 392 High Ridge in the Ridges.

If you have any questions, please do not hesitate to call.

Sincerely,  
Ridges ACCO

A handwritten signature in cursive script, appearing to read "Frank Rinaldi".

Frank Rinaldi  
(970) 270-1914