

Planning \$ <u>10</u> —	Drainage \$ —
TCP \$ —	School Impact \$ —

BLDG PERMIT NO. <u>65932</u>
FILE #

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

\*\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*\*

BLDG ADDRESS 2384 RIDGE CIR DR TAX SCHEDULE NO. 2945-174-411-014  
SUBDIVISION RIDGE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 160 ft<sup>2</sup>  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 14 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER ENTRADA LTD. NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION  
(1) ADDRESS 200 E. MAIN ASPEN CO NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION  
(1) TELEPHONE 900 242 1597 USE OF ALL EXISTING BLDGS \_\_\_\_\_  
(2) APPLICANT CHARLES PEARSON DESCRIPTION OF WORK & INTENDED USE: Temp  
(2) ADDRESS 1151 DURAY GJ CO CONSTRUCTION TRAILER  
(2) TELEPHONE 241 9559

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

\*\*\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*\*\*

ZONE PR-4 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
Maximum Height \_\_\_\_\_ Parking Req't \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_ Special Conditions: Cannot place temp trailer outside lot boundaries  
Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ Annx # \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

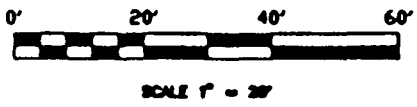
Applicant's Signature [Signature] Date 1-Jul-98  
Department Approval [Signature] Date 7-1-98  
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
Utility Accounting R. Raymond Date 7/1/98

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)

ACCEPTED *KV 7-1-98* *bn*  
 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.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



**PED/BIKE EASEMENT CURVE TABLE**

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING
EC1	10.00'	7.07'	6.92'	S 14°51'28" E
EC2	22.00'	15.56'	15.23'	S 14°51'28" E
EC3	18.00'	10.53'	10.38'	S 51°31'57" E
EC4	18.00'	3.45'	3.44'	N 28°37'48" W

**PED/BIKE EASEMENT LINE TABLE**

LINE#	BEARING	DISTANCE
EL1	N 08°23'58" E	53.82'
EL2	S 08°23'58" W	52.85'
EL3	S 35°08'53" E	14.50'
EL4	N 35°08'53" W	15.40'

