

FEE \$	10.00
TCP \$	-0-
SIF \$	292.00



BLDG PERMIT NO. 160683

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2384 RIDGE CIR DR. TAX SCHEDULE NO. 2945 174 46 019
 SUBDIVISION RIDGE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2032
 FILING _____ BLK _____ LOT 19 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER ENTRADA TOWNHOUSES LTD. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 200 E. MAIN, ASPEN NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 800 242 1597 USE OF EXISTING BLDGS NEW HOME
 (2) APPLICANT CHARLES F. PEARSON DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 1151 OGRAY AVE _____
 (2) TELEPHONE 970 245 9285 HOME

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 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Parking Req'mt 2 spaces
 Side _____ from PL Rear platted lot from PL
 Special Conditions _____
 Maximum Height 25'
 CENSUS 1401 TRAFFIC 96 ANNX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 13-June-98

Department Approval [Signature] Date 8-3-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. # 11488 TR-86129

Utility Accounting [Signature] Date 8-3-98

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)

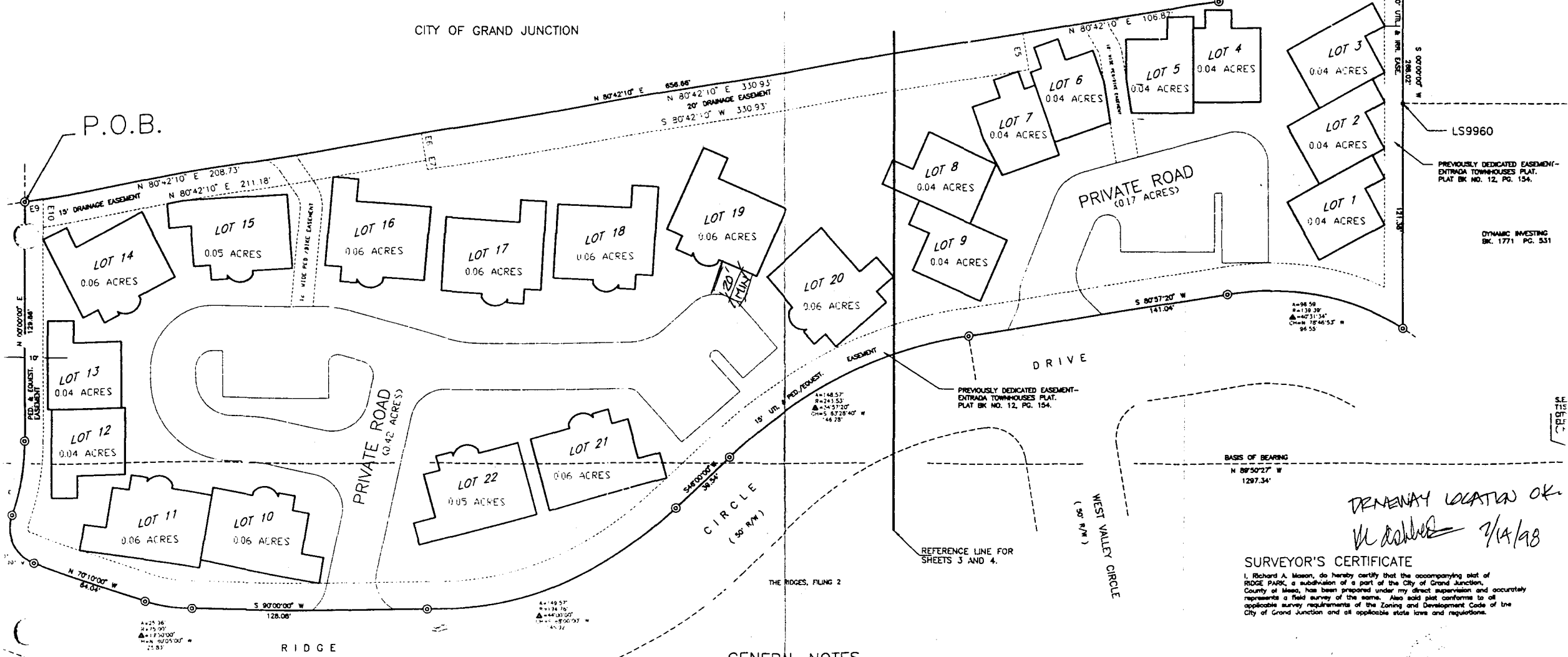
RIDGE PARK

(A REPLAT OF ENTRADA TOWNHOUSES II)

EASEMENT LINE#	BEARING	DISTANCE
E1	S 47°36'43" W	30.00'
E2	N 42°23'17" W	15.00'
E3	S 47°36'43" W	16.61'
E4	S 00°00'00" E	20.31'
E5	S 09°17'50" E	20.00'
E6	N 09°17'50" W	15.00'
E7	S 09°17'50" E	5.00'
E8	N 47°36'43" E	13.54'
E9	N 80°42'10" E	10.13'
E10	S 00°00'00" E	15.20'

ACCEPTED SLP 8-3-98
 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.

- LEGEND**
- MESA COUNTY SURVEY MARKER
 - FOUND 5/8" REBAR AS NOTED
 - FOUND 5/8" REBAR IN CONC-L'S 18469
 - BUILDING LOT BOUNDARY



GENERAL NOTES

1. Basis of Bearing is N 89°50'27" W 1297.34 feet between Mesa County Survey Markers for the S.E. Corner of Section 17 and the S.W. Corner of the SE1/4SE1/4 of Sec. 17, as shown by the plat of "THE RIDGES, FILING NO. SIX", recorded at Plat Book 12, Page 386 of the Mesa County real property records.

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of RIDGE PARK, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18488
 Date 2-20-98

DEMNAY LOCATION OK
W. Mason 2/14/98

OPEN SPACE
 CITY OF GRAND JUNCTION
 BK. 1914 PG. 815

T.D. & L. ROLLAND
 BK. 1887 PG. 786

LS9960

PREVIOUSLY DEDICATED EASEMENT-
 ENTRADA TOWNHOUSES PLAT.
 PLAT BK NO. 12, PG. 154.

DYNAMIC INVESTING
 BK. 1771 PG. 531

S.E.
 1/4
 1/4
 1/4