

FEE \$	10.00
TCP \$	—
SIF \$	200.00



BLDG PERMIT NO. 68252

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department** *\$X4*

BLDG ADDRESS 384-RIDGE CR. DR. TAX SCHEDULE NO. 2945 174 46 018

SUBDIVISION RIDGE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2032

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 18 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER ENTRADA TOWNHOUSES LTD. NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 200 E MAIN ASPEN CO 81611 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 800 242 1597 USE OF EXISTING BLDGS NA

(2) APPLICANT CHARLES PEARSON DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 1151 DURAM G.I. CO NEW HOUSE

(2) TELEPHONE 245 7285

**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-4 Foundation Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front Min Separation btw blgs = 5' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear Per Plan from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS 1401 TRAFFIC 9b ANN# \_\_\_\_\_

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 28-DEC-98

Department Approval [Signature] Date 30 DEC 98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 11842

Utility Accounting [Signature] Date 12/30/98

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)

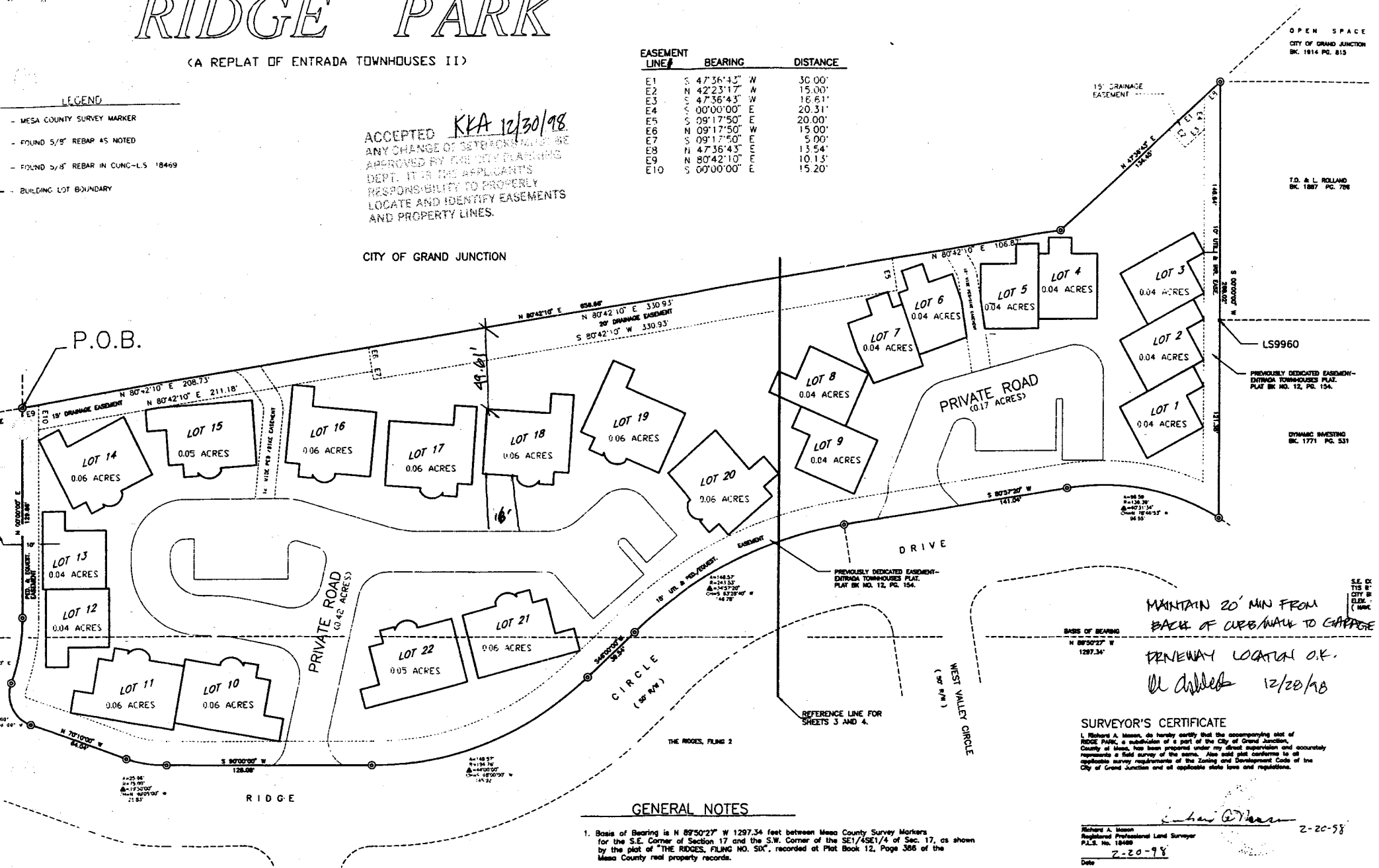
EASEMENT LINE#	BEARING	DISTANCE
E1	S 47°36'43" W	30.00'
E2	N 42°23'17" W	15.00'
E3	S 47°36'43" W	16.61'
E4	S 00°00'00" E	20.31'
E5	S 09°17'50" W	20.00'
E6	N 09°17'50" W	15.00'
E7	S 09°17'50" W	5.00'
E8	N 47°36'43" W	13.54'
E9	N 80°42'10" W	10.13'
E10	S 00°00'00" E	15.20'

## LEGEND

- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR 4S NOTED
- FOUND 5/8" REBAR IN CONC.-L.S. 18469
- BUILDING LOT BOUNDARY

ACCEPTED *KKA 12/30/98*  
 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.

CITY OF GRAND JUNCTION



## GENERAL NOTES

1. Basis of Bearing is N 87°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 plot of "THE RIDGES, FLING NO. 50X", 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. 19488  
 Date 2-20-98

2-20-98

OPEN SPACE  
 CITY OF GRAND JUNCTION  
 BK. 1814 PG. 815

T.D. & L. ROLLAND  
 BK. 1807 PG. 708

LS9960

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

DYNAMIC INVESTING  
 BK. 1771 PG. 531

S.E. CO.  
 T1S 11  
 CITY OF  
 GRAND J.  
 (1886)

MAINTAIN 20' MIN FROM  
 BACK OF CURB/WALK TO CHARGE

PERMWAY LOCATED O.K.

All checked 12/20/98