

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292.007



BLDG PERMIT NO.	72367
-----------------	-------

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	2384 RIDGE CR. DR.	TAX SCHEDULE NO.	2945 174 46 012
SUBDIVISION	RIDGE PARK No. 1	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	2032
FILING BLK	—	LOT	12
		SQ. FT. OF EXISTING BLDG(S)	NA
(1) OWNER	ENTRADA TOWNHOUSE LTD.	NO. OF DWELLING UNITS BEFORE:	0
(1) ADDRESS	200 E. MAIN ASPEN, CO	AFTER:	1
(1) TELEPHONE	800 242 1597	THIS CONSTRUCTION	
(2) APPLICANT	CHARLES PEARSON	NO. OF BLDGS ON PARCEL BEFORE:	0
(2) ADDRESS	716 ASH DR. G.J. CO	AFTER:	1
(2) TELEPHONE	245-7285	THIS CONSTRUCTION	
		USE OF EXISTING BLDGS	NA
		DESCRIPTION OF WORK AND INTENDED USE:	NEW 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 4	Maximum coverage of lot by structures	
SETBACKS: Front	from property line (PL)	Parking Req'mt	
or	from center of ROW, whichever is greater	Special Conditions	
Side	from PL		
Maximum Height		CENSUS	1401
		TRAFFIC	916
		ANNX#	

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	<i>Charles Pearson</i>	Date	8-OCT-99
Department Approval	<i>Ronnie Edwards</i>	Date	10/8/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12616

Utility Accounting	<i>K. Duncan</i>	Date	10/8/99
--------------------	------------------	------	---------

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

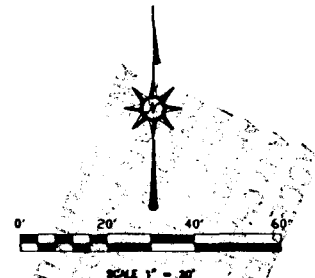
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

RIDGE PARK NO. 1

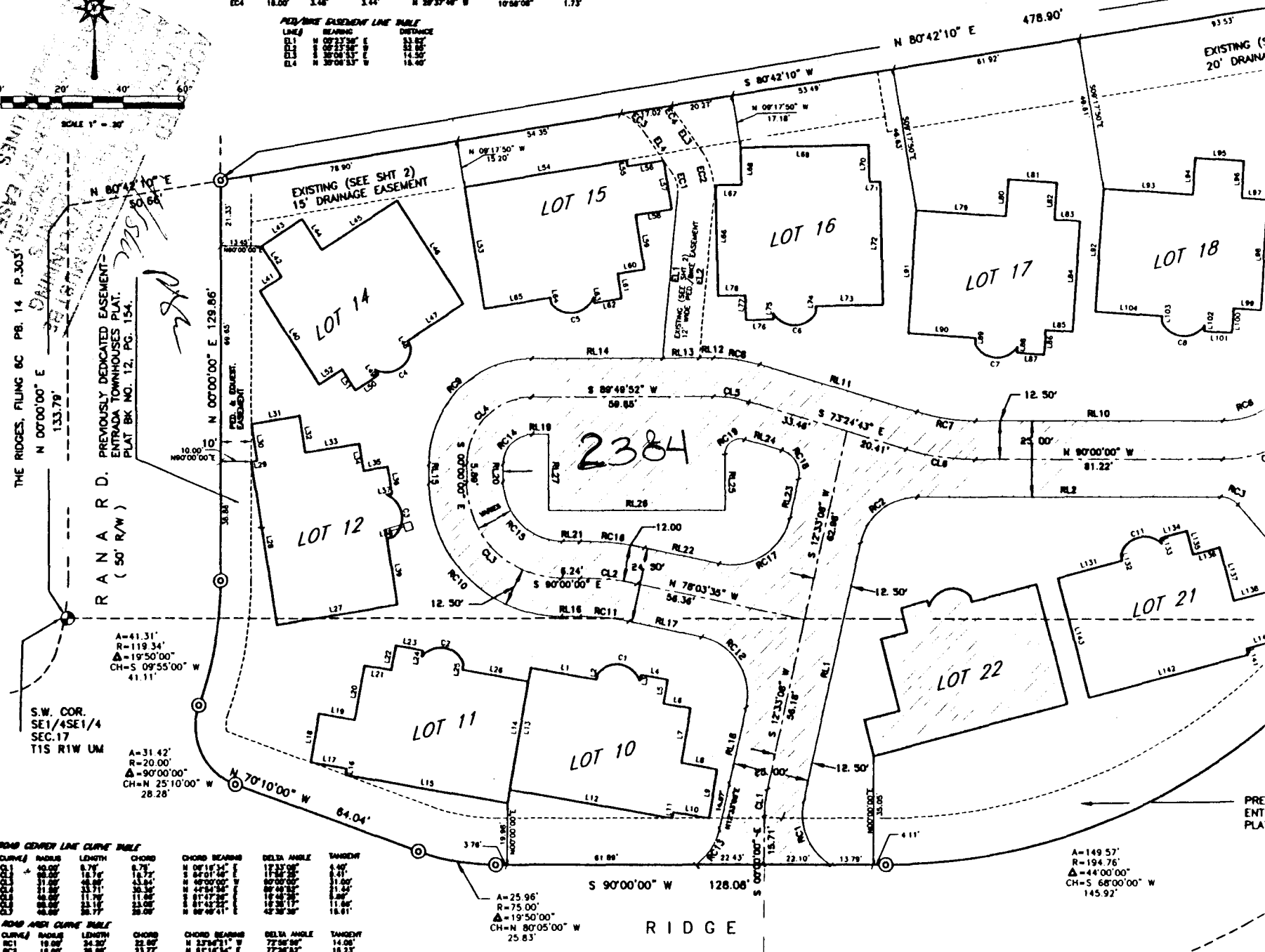
A REPLAT OF LOTS 10-21 OF RIDGE PARK

LINE #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
1	10.00'	7.07'	6.97'	N 89°42'10" E	45°30'11"	1.73'
2	10.00'	7.07'	6.97'	N 89°42'10" E	45°30'11"	1.73'
3	10.00'	7.07'	6.97'	N 89°42'10" E	45°30'11"	1.73'
4	10.00'	7.07'	6.97'	N 89°42'10" E	45°30'11"	1.73'

LINE #	BEARING	DISTANCE
1	N 89°42'10" E	12.50'
2	N 89°42'10" E	12.50'
3	N 89°42'10" E	12.50'
4	N 89°42'10" E	12.50'



EXISTING EASEMENTS



LINE #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
1	10.00'	7.07'	6.97'	N 89°42'10" E	45°30'11"	1.73'
2	10.00'	7.07'	6.97'	N 89°42'10" E	45°30'11"	1.73'
3	10.00'	7.07'	6.97'	N 89°42'10" E	45°30'11"	1.73'
4	10.00'	7.07'	6.97'	N 89°42'10" E	45°30'11"	1.73'

LINE #	BEARING	DISTANCE
1	N 70°10'00" W	64.04'
2	N 70°10'00" W	64.04'
3	N 70°10'00" W	64.04'
4	N 70°10'00" W	64.04'

LINE #	BEARING	DISTANCE
1	N 80°00'00" W	126.00'
2	N 80°00'00" W	126.00'
3	N 80°00'00" W	126.00'
4	N 80°00'00" W	126.00'

2384 Ridge Pl
 #12
 10/7/99
 DRIVE OK
 OK

THE RIDGES, FILING 6C PB. 14 P.303
 N 00°00'00" E 133.79'
 PREVIOUSLY DEDICATED EASEMENT-
 ENTRADA TOWNHOUSES PLAT.
 PLAT BK NO. 12, PG. 154.

S.W. COR.
 SE1/4SE1/4
 SEC. 17
 T15 R1W UM

LINE #	BEARING	DISTANCE
1	N 70°10'00" W	64.04'
2	N 70°10'00" W	64.04'
3	N 70°10'00" W	64.04'
4	N 70°10'00" W	64.04'

LINE #	BEARING	DISTANCE
1	N 70°10'00" W	64.04'
2	N 70°10'00" W	64.04'
3	N 70°10'00" W	64.04'
4	N 70°10'00" W	64.04'

RIDGE

GENERAL NOTES

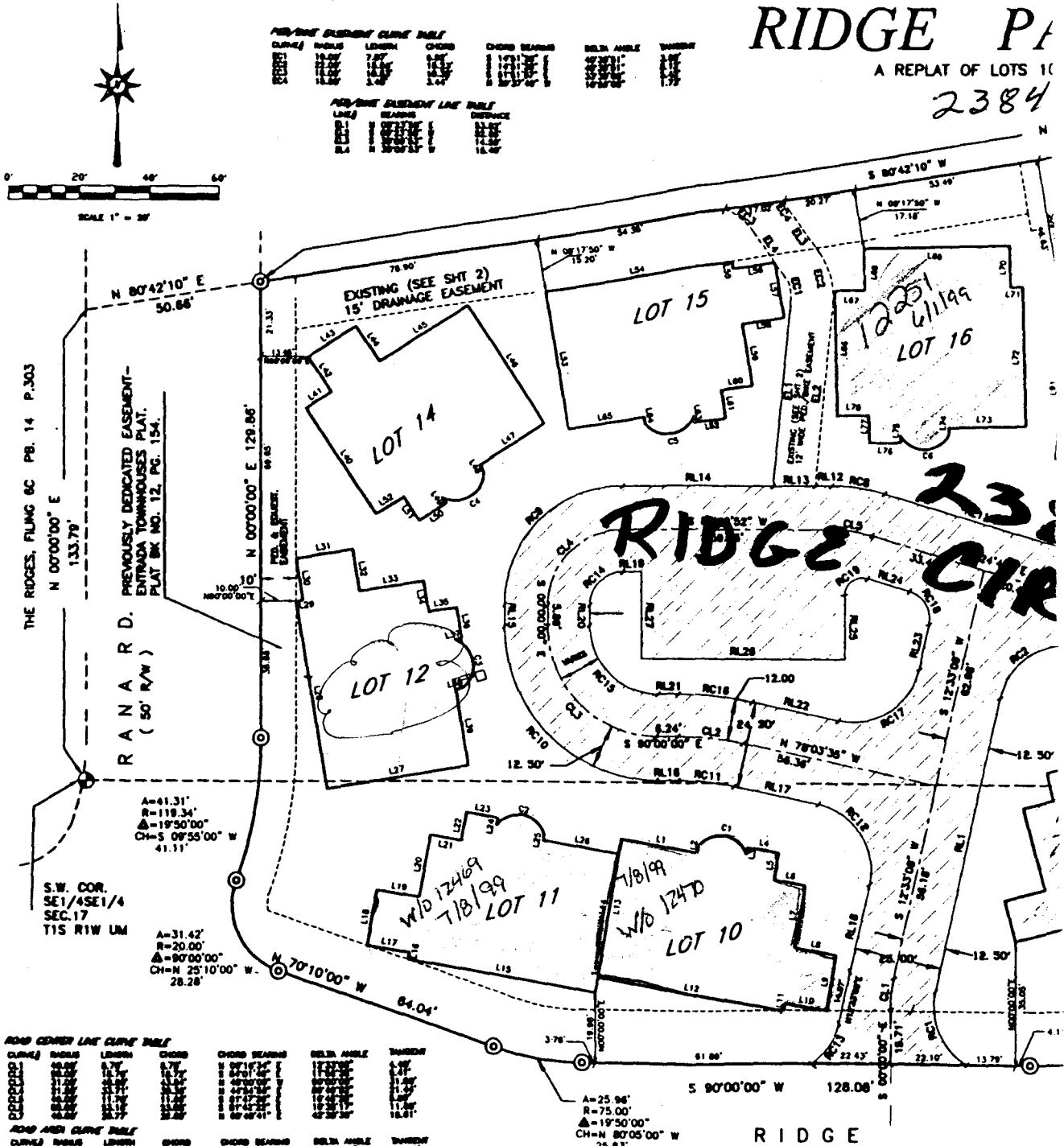
PRE
ENT
PLA

Best Copy

RIDGE PL

A REPLAT OF LOTS 10

2384



ROAD CENTER LINE CURVE TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE	
RL1	S 17°35'08" W	86.58'	RL18	N 12°33'08" E	25.41'
RL2	N 80°00'00" W	80.79'	RL19	S 88°48'53" E	5.38'
RL3	N 41°28'17" E	41.06'	RL20	S 00°00'00" E	8.74'
RL4	S 48°33'43" E	22.80'	RL21	N 80°00'00" W	81.52'
RL5	S 41°28'17" E	18.50'	RL22	S 78°03'35" E	25.18'
RL6	N 48°33'43" E	25.00'	RL23	S 12°33'08" E	13.18'
RL7	N 41°28'17" E	30.49'	RL24	S 73°24'43" E	12.88'
RL8	S 47°21'22" E	20.28'	RL25	S 00°00'00" E	18.81'
RL9	N 80°00'00" W	81.52'	RL26	N 88°58'58" E	54.09'
RL10	N 73°24'43" W	53.27'	RL27	N 00°00'23" W	25.03'
RL11	N 88°48'53" E	3.87'			
RL12	S 88°48'53" E	12.18'			
RL13	N 88°48'53" E	43.83'			
RL14	N 88°48'53" E	6.30'			
RL15	S 00°00'00" E	6.24'			
RL16	N 80°00'00" W	81.52'			
RL17	N 78°03'35" E	24.27'			

ROAD AREA CURVE TABLE

LINE	BEARING	DISTANCE
RL1	S 17°35'08" W	86.58'
RL2	N 80°00'00" W	80.79'
RL3	N 41°28'17" E	41.06'
RL4	S 48°33'43" E	22.80'
RL5	S 41°28'17" E	18.50'
RL6	N 48°33'43" E	25.00'
RL7	N 41°28'17" E	30.49'
RL8	S 47°21'22" E	20.28'
RL9	N 80°00'00" W	81.52'
RL10	N 73°24'43" W	53.27'
RL11	N 88°48'53" E	3.87'
RL12	S 88°48'53" E	12.18'
RL13	N 88°48'53" E	43.83'
RL14	N 88°48'53" E	6.30'
RL15	S 00°00'00" E	6.24'
RL16	N 80°00'00" W	81.52'
RL17	N 78°03'35" E	24.27'
RL18	N 12°33'08" E	25.41'
RL19	S 88°48'53" E	5.38'
RL20	S 00°00'00" E	8.74'
RL21	N 80°00'00" W	81.52'
RL22	S 78°03'35" E	25.18'
RL23	S 12°33'08" E	13.18'
RL24	S 73°24'43" E	12.88'
RL25	S 00°00'00" E	18.81'
RL26	N 88°58'58" E	54.09'
RL27	N 00°00'23" W	25.03'

GENERAL NOTES

- Books of Bearing is N 88°50'27" W 1287.3' for the S.E. Corner of Section 17 and the by the plat of "THE RIDGES, FILING NO. 11" in Boone County real property records.
- Elevations are based upon a City Benchmark with an elevation of 4685.81'. (NAVD 198)
- All easements are Multi-Purpose Easements unless otherwise noted.
- All areas that are not Lots or Specific Easements are considered Common Open Space. Common including private roads, are considered multi-purpose.
- Maintenance and operation of Common Tract and Outlots is the responsibility of the Homeowners Association.
- Private roads for the ingress/egress of the lots to allow access to the pedestrian/bike/patrol.
- No monuments have been set at lot corners.

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of RIDGE PLAT NO. 1, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and necessarily 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
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 10488
Date: 7/23/1999