

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 71150

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 2384 RIDGE CR. DR. TAX SCHEDULE NO. 2945 174 46 010
 SUBDIVISION RIDGE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2032
 FILING BLK - LOT 10 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER ENTRADA TOWNHOUSE LTD NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 200 E. MAIN ASPEN CO
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970 925 2122
 (2) APPLICANT CHARLES PEARSON USE OF EXISTING BLDGS NA
 (2) ADDRESS 1151 BURAY G. J. CO DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245 7285 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)
 or _____ from center of ROW, whichever is greater
 Side 0 @ common wall from PL Rear _____ from PL
 Maximum Height _____
 Parking Req'mt _____
 Special Conditions see building envelops
 CENSUS 1401 TRAFFIC 96 ANN# _____

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 Charles Pearson Date 6-JUL-99
 Department Approval Ronnie Edwards Date 7/8/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12470
 Utility Accounting Robin Overholt Date 7/1/99

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

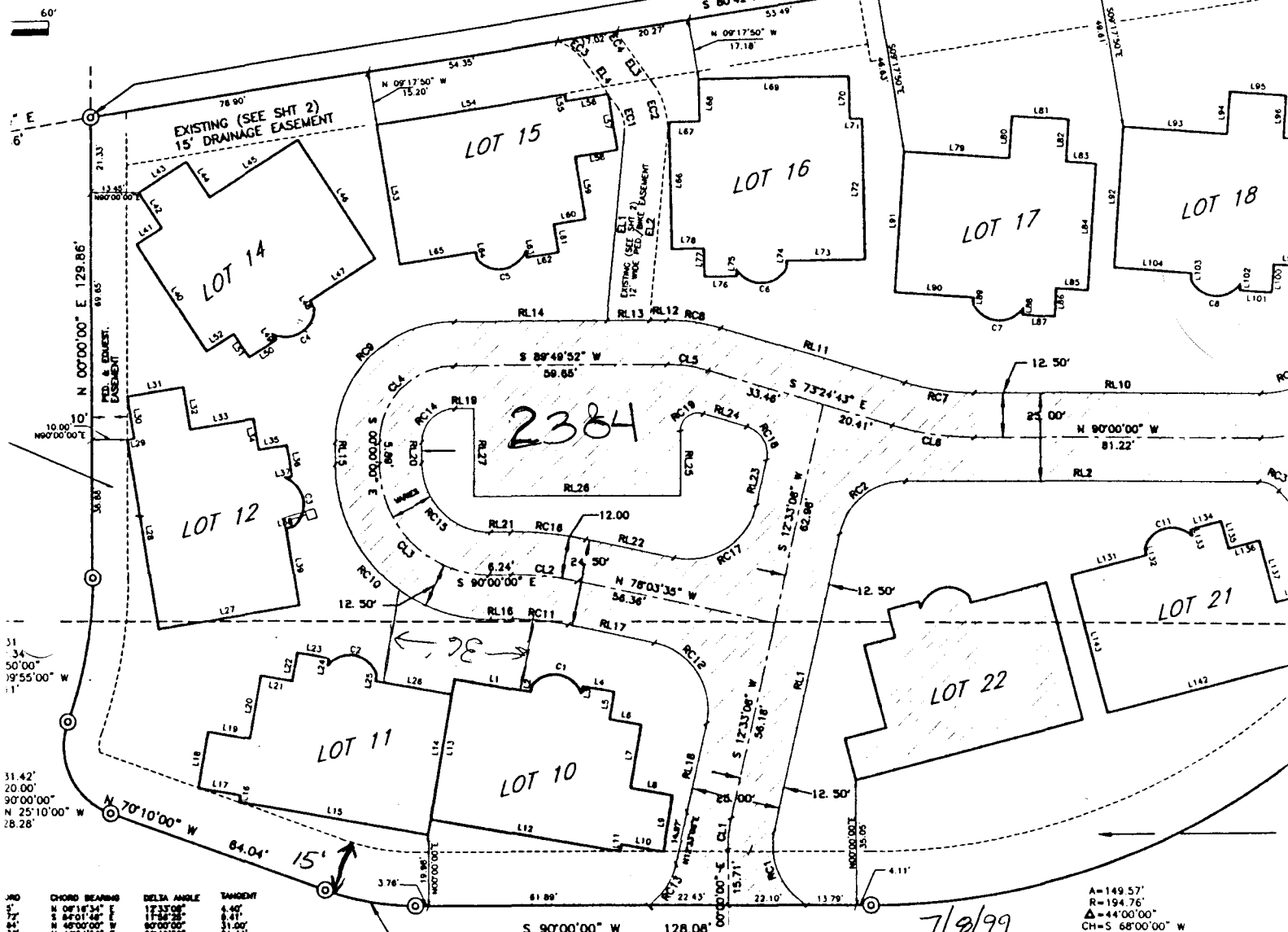
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

RIDGE PARK NO. 1

A REPLAT OF LOTS 10-21 OF RIDGE PARK

LINE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
RL1	10.00'	7.07'	6.82'	N 17°11'28" E	47°30'51"	3.98'
RL2	12.00'	18.84'	18.22'	N 17°11'28" E	37°30'08"	8.52'
RL3	18.00'	16.53'	10.38'	N 29°37'46" W	17°48'08"	1.72'

LINE#	BEARING	DISTANCE
RL1	N 09°17'50" W	33.86'
RL2	N 09°17'50" W	32.86'
RL3	N 30°08'53" W	14.50'
RL4	N 30°08'53" W	18.40'



LINE#	CHORD BEARING	DELTA ANGLE	TANGENT
RL1	N 09°17'50" W	4.40'	17.3308'
RL2	N 09°17'50" W	4.40'	17.3308'
RL3	N 30°08'53" W	31.00'	80.0000'
RL4	N 30°08'53" W	21.24'	54.3436'
RL5	N 18°42'22" W	11.80'	30.4000'
RL6	N 18°42'22" W	11.80'	30.4000'
RL7	N 09°17'50" W	18.81'	47.7808'
RL8	N 09°17'50" W	18.81'	47.7808'
RL9	N 09°17'50" W	18.81'	47.7808'
RL10	N 09°17'50" W	18.81'	47.7808'
RL11	N 09°17'50" W	18.81'	47.7808'
RL12	N 09°17'50" W	18.81'	47.7808'
RL13	N 09°17'50" W	18.81'	47.7808'
RL14	N 09°17'50" W	18.81'	47.7808'
RL15	N 09°17'50" W	18.81'	47.7808'
RL16	N 09°17'50" W	18.81'	47.7808'
RL17	N 09°17'50" W	18.81'	47.7808'
RL18	N 09°17'50" W	18.81'	47.7808'
RL19	N 09°17'50" W	18.81'	47.7808'
RL20	N 09°17'50" W	18.81'	47.7808'
RL21	N 09°17'50" W	18.81'	47.7808'
RL22	N 09°17'50" W	18.81'	47.7808'
RL23	N 09°17'50" W	18.81'	47.7808'
RL24	N 09°17'50" W	18.81'	47.7808'
RL25	N 09°17'50" W	18.81'	47.7808'
RL26	N 09°17'50" W	18.81'	47.7808'
RL27	N 09°17'50" W	18.81'	47.7808'

2384 Ridge Circle #10

7/2/99
DRIVE O.K.
M/W

A=149.57'
R=194.76'
Δ=44°00'00"
CH=S 68°00'00" W
145.92'

LOT LINE CURVE TABLE

LINE#	BEARING	DISTANCE
RL1	S 12°33'08" W	85.58'
RL2	N 90°00'00" W	99.78'
RL3	N 41°28'17" W	34.79'
RL4	S 48°33'43" W	41.00'
RL5	S 41°28'17" E	22.90'
RL6	S 41°28'17" E	18.59'
RL7	N 48°33'43" E	25.00'
RL8	N 41°28'17" W	30.49'
RL9	S 47°21'22" W	20.88'
RL10	N 90°00'00" E	81.22'
RL11	N 73°24'43" E	53.87'
RL12	S 89°49'52" E	3.97'
RL13	S 89°49'52" E	12.15'
RL14	N 89°49'52" W	43.53'
RL15	S 00°00'00" E	8.38'
RL16	N 90°00'00" W	8.24'
RL17	N 78°03'35" W	24.52'
RL18	N 12°33'08" E	25.41'
RL19	S 89°49'52" W	5.35'
RL20	S 00°00'00" E	5.86'
RL21	N 90°00'00" W	5.74'
RL22	S 78°03'35" E	25.19'
RL23	S 12°33'08" E	13.18'
RL24	S 73°24'43" E	12.68'
RL25	S 00°00'23" E	18.81'
RL26	N 89°59'37" E	58.00'
RL27	N 00°00'23" W	25.03'

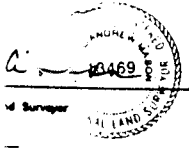
GENERAL NOTES

1. Base 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 plot of "THE RIDGES, FILING NO. SIX", recorded at Plat Book 12, Page 386 of the Mesa County real property records.
2. Elevations are based upon a City Benchmark established at the S.E. Corner of Section 17 with an elevation of 4685.91. (NAVD 1988).
3. All easements are Multi-Purpose Easements unless otherwise noted.
4. All areas that are not Lots or Specific Easements are considered Common Open Space. Common Open Space areas, including private roads, are considered multi-purpose easements.
5. Maintenance and operation of Common Tracts and Outlets is the responsibility of the Homeowners Association.
6. Private roads for the ingress/egress of the general public to allow access to the pedestrian/bikepath system.
7. No monuments have been set at lot corners.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	8 10'	16 90"	14 00"
C2	8 10'	16 90"	14 00"
C3	8 10'	16 90"	14 00"
C4	8 10'	16 90"	14 00"
C5	8 10'	16 90"	14 00"
C6	8 10'	16 90"	14 00"
C7	8 10'	16 90"	14 00"
C8	8 10'	16 90"	14 00"
C9	8 10'	16 90"	14 00"
C10	8 10'	16 90"	14 00"
C11	8 10'	16 90"	14 00"

CERTIFICATE

I hereby certify that the accompanying plat of a part of the City of Grand Junction, prepared under my direct supervision and accurately shows the same. Also said plat conforms to all provisions of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



Surveyor