

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BT

70398
 BLDG PERMIT NO. ~~7158~~
~~7158~~

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

Unit 16
 016

BLDG ADDRESS 2384 RIDGE CR, DR. TAX SCHEDULE NO. 2945 174 46

SUBDIVISION RIDGE PARK NO. 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2032

FILING BLK — LOT 16 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 ST, ASPEN

(1) TELEPHONE 970 925 2122 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT CHARLES PEARSON USE OF EXISTING BLDGS NA

(2) ADDRESS 1151 OURLAY AVE E.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 Parking Req'mt 2 spaces

Side _____ from PL Rear _____ from PL Special Conditions _____

Maximum Height 25' 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 19-MAY-99

Department Approval Lucretia Castells Date 6-1-99

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

Utility Accounting W. Orenholt Date _____

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

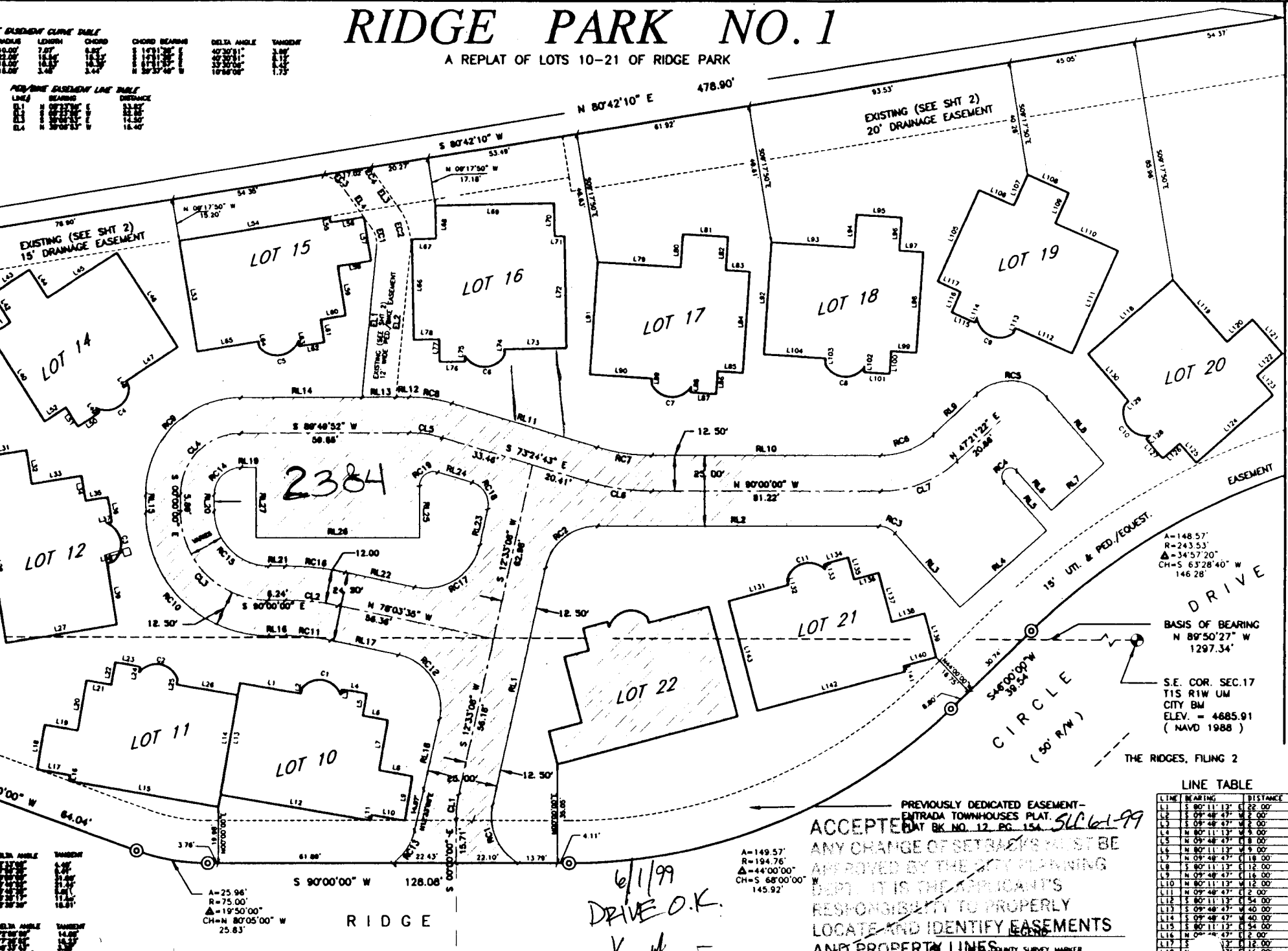
A REPLAT OF LOTS 10-21 OF RIDGE PARK

BEARING	LENGTH	CHORD	DELTA ANGLE	TANGENT
N 0°00'00" W	10.00	10.00	0°00'00"	0.00
N 45°00'00" W	14.14	10.00	45°00'00"	10.00
N 90°00'00" W	10.00	10.00	90°00'00"	0.00
S 45°00'00" W	14.14	10.00	135°00'00"	10.00
S 0°00'00" W	10.00	10.00	180°00'00"	0.00
S 45°00'00" E	14.14	10.00	225°00'00"	10.00
N 0°00'00" E	10.00	10.00	270°00'00"	0.00
N 45°00'00" E	14.14	10.00	315°00'00"	10.00

LINE	BEARING	DISTANCE
L1	N 0°00'00" W	10.00
L2	N 45°00'00" W	14.14
L3	N 90°00'00" W	10.00
L4	S 45°00'00" W	14.14
L5	S 0°00'00" W	10.00
L6	S 45°00'00" E	14.14
L7	N 0°00'00" E	10.00
L8	N 45°00'00" E	14.14

DELTA ANGLE	TANGENT
0°00'00"	0.00
45°00'00"	10.00
90°00'00"	0.00
135°00'00"	10.00
180°00'00"	0.00
225°00'00"	10.00
270°00'00"	0.00
315°00'00"	10.00

LOT LINE CURVE TABLE



A=148.57'
R=243.53'
Δ=34°57'20"
CH=S 65°28'40" W
146.28'

BASIS OF BEARING
N 89°50'27" W
1297.34'

S.E. COR. SEC. 17
T15 R1W UM
CITY BM
ELEV. = 4885.91
(NAVD 1988)

A=25.96'
R=75.00'
Δ=19°50'00"
CH=N 80°05'00" W
25.63'

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

6/1/99
DRIVE O.K.
K. M. J.

ACCEPTED
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.

LINE	BEARING	DISTANCE
L1	N 80°11'13" E	22.00
L2	S 09°48'47" W	2.00
L3	S 09°48'47" W	2.00
L4	N 80°11'13" W	5.00
L5	N 09°48'47" E	8.00
L6	N 80°11'13" W	9.00
L7	N 09°48'47" E	18.00
L8	S 80°11'13" E	12.00
L9	N 09°48'47" E	16.00
L10	N 80°11'13" W	12.00
L11	N 09°48'47" E	2.00
L12	S 80°11'13" E	34.00
L13	S 09°48'47" W	40.00
L14	S 09°48'47" W	40.00
L15	S 80°11'13" E	54.00
L16	N 09°48'47" E	2.00
L17	S 09°48'47" E	12.00
L18	N 09°48'47" E	16.00
L19	S 09°48'47" E	12.00
L20	S 09°48'47" E	18.00
L21	S 80°11'13" E	9.00
L22	N 09°48'47" E	8.00
L23	S 80°11'13" E	9.00

LINE	BEARING	DISTANCE
L24	N 09°48'47" E	9.00
L25	S 80°11'13" E	9.00
L26	N 09°48'47" E	8.00
L27	S 80°11'13" E	9.00
L28	N 09°48'47" E	8.00
L29	S 80°11'13" E	9.00
L30	N 09°48'47" E	8.00
L31	S 80°11'13" E	9.00
L32	N 09°48'47" E	8.00
L33	S 80°11'13" E	9.00
L34	N 09°48'47" E	8.00
L35	S 80°11'13" E	9.00
L36	N 09°48'47" E	8.00
L37	S 80°11'13" E	9.00
L38	N 09°48'47" E	8.00
L39	S 80°11'13" E	9.00
L40	N 09°48'47" E	8.00
L41	S 80°11'13" E	9.00
L42	N 09°48'47" E	8.00
L43	S 80°11'13" E	9.00
L44	N 09°48'47" E	8.00
L45	S 80°11'13" E	9.00
L46	N 09°48'47" E	8.00
L47	S 80°11'13" E	9.00
L48	N 09°48'47" E	8.00
L49	S 80°11'13" E	9.00
L50	N 09°48'47" E	8.00
L51	S 80°11'13" E	9.00
L52	N 09°48'47" E	8.00
L53	S 80°11'13" E	9.00
L54	N 09°48'47" E	8.00
L55	S 80°11'13" E	9.00
L56	N 09°48'47" E	8.00
L57	S 80°11'13" E	9.00
L58	N 09°48'47" E	8.00
L59	S 80°11'13" E	9.00
L60	N 09°48'47" E	8.00
L61	S 80°11'13" E	9.00
L62	N 09°48'47" E	8.00
L63	S 80°11'13" E	9.00
L64	N 09°48'47" E	8.00
L65	S 80°11'13" E	9.00
L66	N 09°48'47" E	8.00
L67	S 80°11'13" E	9.00
L68	N 09°48'47" E	8.00
L69	S 80°11'13" E	9.00
L70	N 09°48'47" E	8.00
L71	S 80°11'13" E	9.00
L72	N 09°48'47" E	8.00
L73	S 80°11'13" E	9.00
L74	N 09°48'47" E	8.00
L75	S 80°11'13" E	9.00
L76	N 09°48'47" E	8.00
L77	S 80°11'13" E	9.00
L78	N 09°48'47" E	8.00
L79	S 80°11'13" E	9.00
L80	N 09°48'47" E	8.00
L81	S 80°11'13" E	9.00
L82	N 09°48'47" E	8.00
L83	S 80°11'13" E	9.00
L84	N 09°48'47" E	8.00
L85	S 80°11'13" E	9.00
L86	N 09°48'47" E	8.00
L87	S 80°11'13" E	9.00
L88	N 09°48'47" E	8.00
L89	S 80°11'13" E	9.00
L90	N 09°48'47" E	8.00
L91	S 80°11'13" E	9.00
L92	N 09°48'47" E	8.00
L93	S 80°11'13" E	9.00
L94	N 09°48'47" E	8.00
L95	S 80°11'13" E	9.00
L96	N 09°48'47" E	8.00
L97	S 80°11'13" E	9.00
L98	N 09°48'47" E	8.00
L99	S 80°11'13" E	9.00
L100	N 09°48'47" E	8.00
L101	S 80°11'13" E	9.00
L102	N 09°48'47" E	8.00
L103	S 80°11'13" E	9.00
L104	N 09°48'47" E	8.00
L105	S 80°11'13" E	9.00
L106	N 09°48'47" E	8.00
L107	S 80°11'13" E	9.00
L108	N 09°48'47" E	8.00
L109	S 80°11'13" E	9.00
L110	N 09°48'47" E	8.00
L111	S 80°11'13" E	9.00
L112	N 09°48'47" E	8.00
L113	S 80°11'13" E	9.00
L114	N 09°48'47" E	8.00
L115	S 80°11'13" E	9.00
L116	N 09°48'47" E	8.00
L117	S 80°11'13" E	9.00
L118	N 09°48'47" E	8.00
L119	S 80°11'13" E	9.00
L120	N 09°48'47" E	8.00
L121	S 80°11'13" E	9.00
L122	N 09°48'47" E	8.00
L123	S 80°11'13" E	9.00
L124	N 09°48'47" E	8.00
L125	S 80°11'13" E	9.00
L126	N 09°48'47" E	8.00
L127	S 80°11'13" E	9.00
L128	N 09°48'47" E	8.00
L129	S 80°11'13" E	9.00
L130	N 09°48'47" E	8.00
L131	S 80°11'13" E	9.00
L132	N 09°48'47" E	8.00
L133	S 80°11'13" E	9.00
L134	N 09°48'47" E	8.00
L135	S 80°11'13" E	9.00
L136	N 09°48'47" E	8.00
L137	S 80°11'13" E	9.00
L138	N 09°48'47" E	8.00
L139	S 80°11'13" E	9.00
L140	N 09°48'47" E	8.00
L141	S 80°11'13" E	9.00
L142	N 09°48'47" E	8.00
L143	S 80°11'13" E	9.00

GENERAL NOTES

© - FOUND 5/8" REBAR IN CONC.-L5 18469