

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO.	73278
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	<u>2384 RIDGE CR. DRIVE</u>	TAX SCHEDULE NO.	<u>2945 176 46 014</u>
SUBDIVISION	<u>RIDGE PARK No. 1</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>2032</u>
FILING BLK	<u>—</u>	LOT	<u>14</u>
		SQ. FT. OF EXISTING BLDG(S)	<u>NA</u>
(1) OWNER	<u>ENTRADA TOWNHOUSES, LTD</u>	NO. OF DWELLING UNITS BEFORE:	<u>0</u>
(1) ADDRESS	<u>200E. MAIN ASPEN CO</u>	AFTER:	<u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>970 925 2122</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>0</u>
(2) APPLICANT	<u>CHARLES PEARSON</u>	AFTER:	<u>1</u> THIS CONSTRUCTION
(2) ADDRESS	<u>716 ASH DR. G. J. CO</u>	USE OF EXISTING BLDGS	<u>NA</u>
(2) TELEPHONE	<u>245 7285</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>NEW HOME</u>

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	<u>PR-4</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>per lot line</u>	Parking Req'mt	_____
or _____	from property line (PL)	Special Conditions	_____
or _____	from center of ROW, whichever is greater		
Side _____	from PL		
Rear _____	from PL		
Maximum Height	_____	CENSUS	<u>1401</u>
		TRAFFIC	<u>96</u>
		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 Charles Pearson Date 6-DEC-99

Department Approval Micki Pragon Date 12/10/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12735

Utility Accounting Dotie Vanover Date 12/10/99

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)

