

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. LA852

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

(Handwritten initials)

*recorded 10:05 am
4/28/99 (PSE)*

BLDG ADDRESS 2384 RIDGE CR. DR. TAX SCHEDULE NO. 2945 174 46 017
 SUBDIVISION RIDGE PARK No.1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2032
 FILING BLK _____ LOT 17 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 800 242 1597
 (2) APPLICANT CHARLES PEARSON USE OF EXISTING BLDGS NA
 (2) ADDRESS 1151 OURAY 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 Building envelopes from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL See attached plat Rear _____ from PL Special Conditions _____
 Maximum Height _____ CENSUS 1401 TRAFFIC 96 ANNEX# _____

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 27-APR-99
 Department Approval Ronnie Edwards Date 4-28-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1246 TR 89556

Utility Accounting Richardson Date 4-28-99

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)

