

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



BLDG PERMIT NO. 75055

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2384 RIDGE CR DR #15 TAX SCHEDULE NO. 2945-176-46-015

SUBDIVISION RIDGE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2032

FILING BLK \_\_\_\_\_ LOT 15 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 ASPEN CO

(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 716 ASH DR G.J. CO. DESCRIPTION OF WORK AND INTENDED USE:  
NEW HOME TB

(2) TELEPHONE 245 7285

**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 \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_

Parking Req'mt 2  
 Special Conditions 20' easement in rear

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 1-MAY-00

Department Approval Ronnie Edwards Date 5-2-00

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

Utility Accounting Al Bensley Date 5/2/00

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)

