

FEE \$ 10.-
 TCP \$ 500.-
 SIF \$ 292.-



BLDG PERMIT NO. U3300

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Pleasant Trail

BLDG ADDRESS 2475 ~~Springdale Ct.~~ TAX SCHEDULE NO. 2945-014-89-019

SUBDIVISION Pleasant Ridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1227

FILING _____ BLK 1 LOT 19 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Just Companies, Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 826 2 1/2 Road

(1) TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Just Companies, Co USE OF EXISTING BLDGS _____

(2) ADDRESS 826 2 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-9316 single family residence

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-8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions As per building

Maximum Height _____ envelope - cannot overhang
into easement.
 CENSUS 10 TRAFFIC 21 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Sandra Bowlant for Just Companies Date 12/18/97

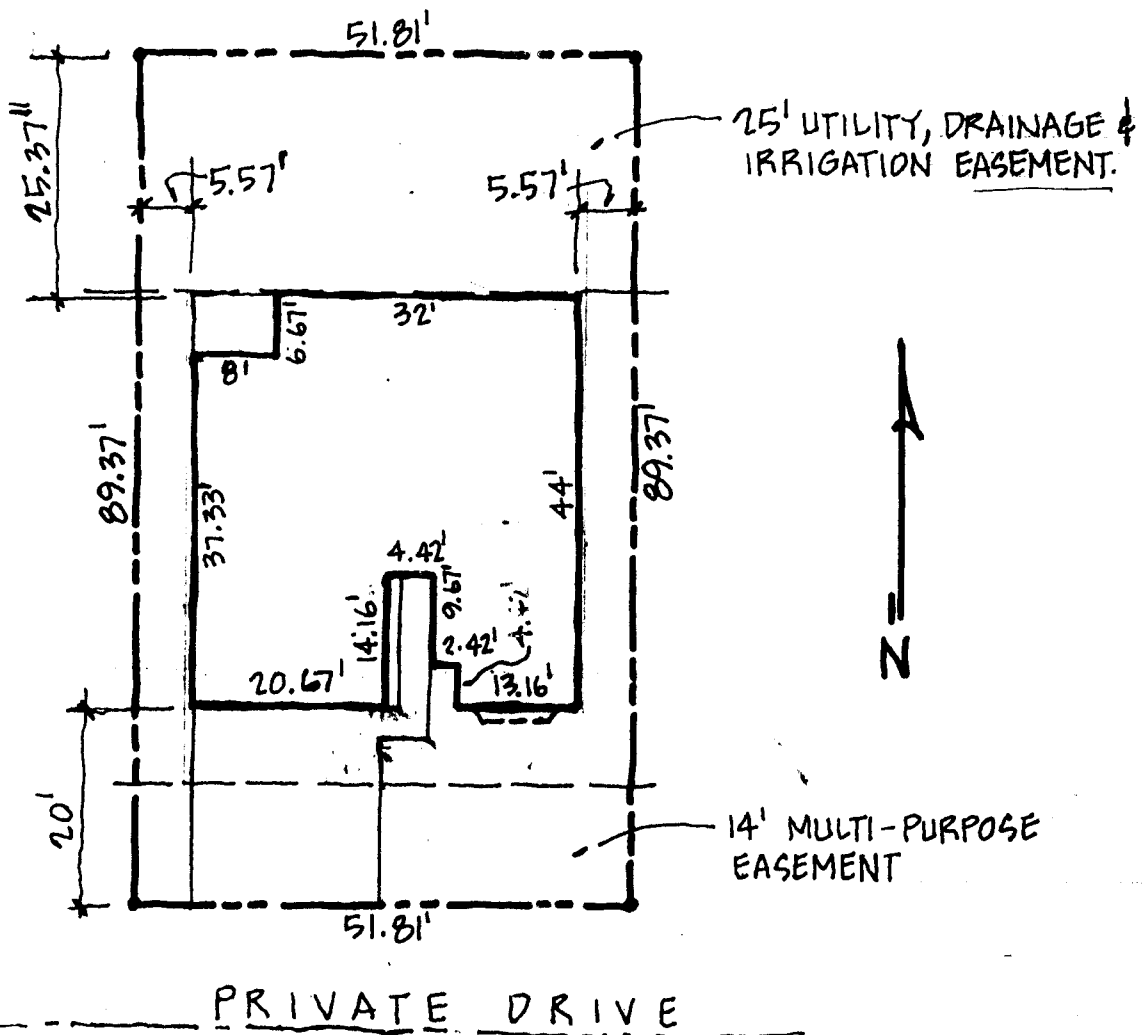
Department Approval Pomie Edwards Date 12/30/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10788

Utility Accounting CM Cole Date 12/30/97

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)



ACCEPTED *Romie* 12/30/97
 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.

Pheasant Creek Ct
 2475 ~~SPRINGSIDE~~
 PHEASANT RIDGE ESTATE
 BLOCK 1 LOT 19
 PLOT PLAN
 1" = 20'

DRIVENWAY
 LOCATION O.K.
K Ashbeck
 12/19/97