

FEE \$ 10.00  
 TCP \$ 500.00  
 SIF \$ 292.00



BLDG PERMIT NO. 63361

802.

**PLANNING CLEARANCE**

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

*Handwritten mark*

BLDG ADDRESS 2390 Springside Ct TAX SCHEDULE NO. 2945-014-89-013  
 SUBDIVISION Pheasant Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1305  
 FILING \_\_\_\_\_ BLK 1 LOT 13 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 Rd.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 245-9316  
 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Just Companies  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE Same 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'mt 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).

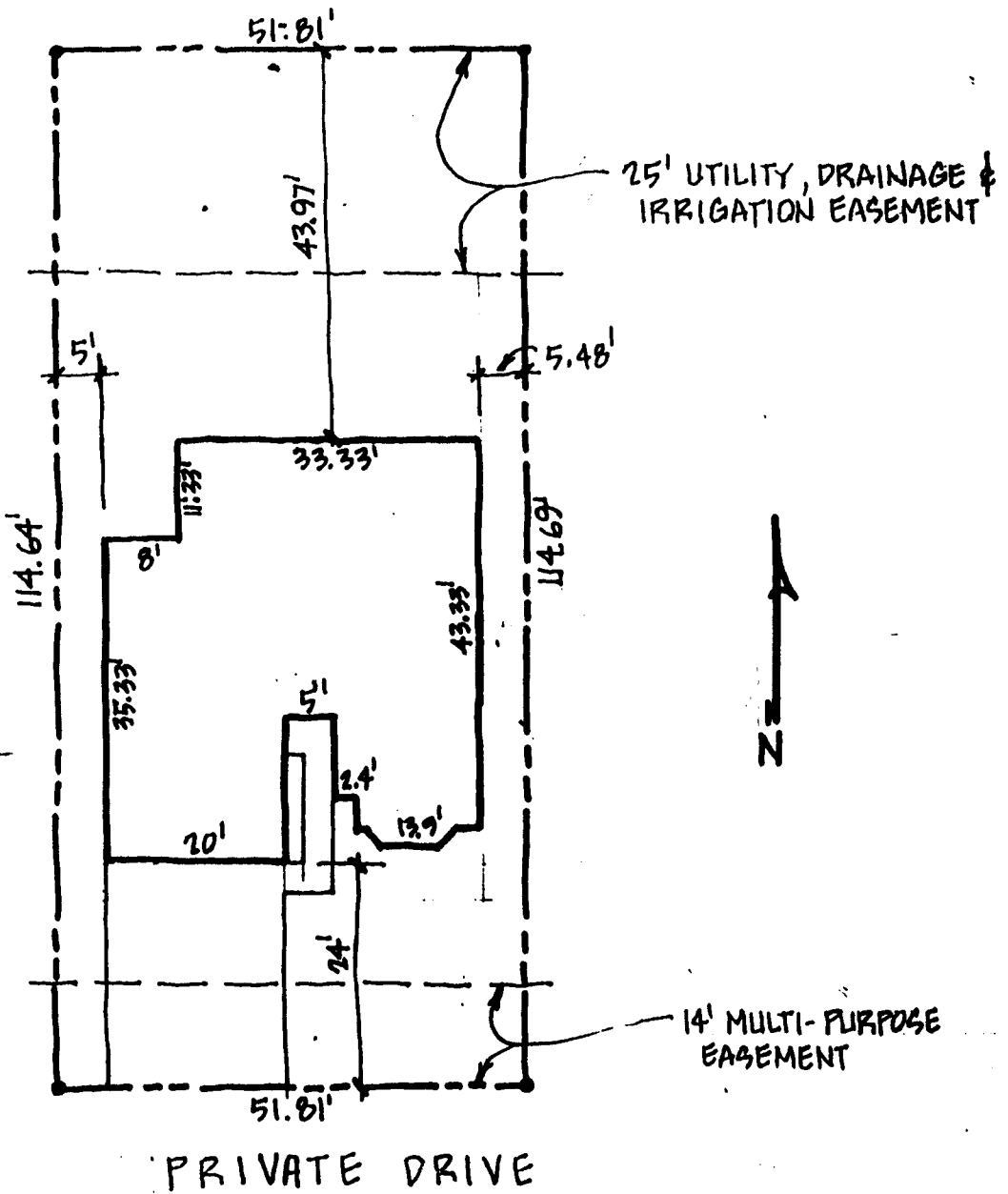
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Janice Bayland for Just Companies Date 12/18/97  
 Department Approval Ronnie Edwards Date 12/30/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. W/O 10789  
 Utility Accounting M. 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 *Ronnie* 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.

2390 SPRINGSIDE CT  
PHEASANT RIDGE ESTATE  
 BLOCK 1 LOT 13  
PLOT PLAN  
 1" = 20'

DRIVENWAY LOCATED  
 O.K.  
*W. Akhmed*  
*Marian H. Mattheis*  
 12/29/97