

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

Total 802.-



BLDG PERMIT NO. 102455

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

014-91-002

BLDG ADDRESS 2473 Springdale Ct. TAX SCHEDULE NO. 2945-014-42-022

SUBDIVISION Pleasant Ridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1262

FILING _____ BLK 3 LOT 2 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., GJ, CO

(1) TELEPHONE 970-245-9316 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Just Companies Inc USE OF EXISTING BLDGS _____

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

(2) TELEPHONE 970-245-9316 single family detached

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-B 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 10' from PL Special Conditions _____

Maximum Height _____

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 Bouland Date 10/14/97

Department Approval Scott Costello Date 10-21-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10642

Utility Accounting O Adams Date 10-21-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

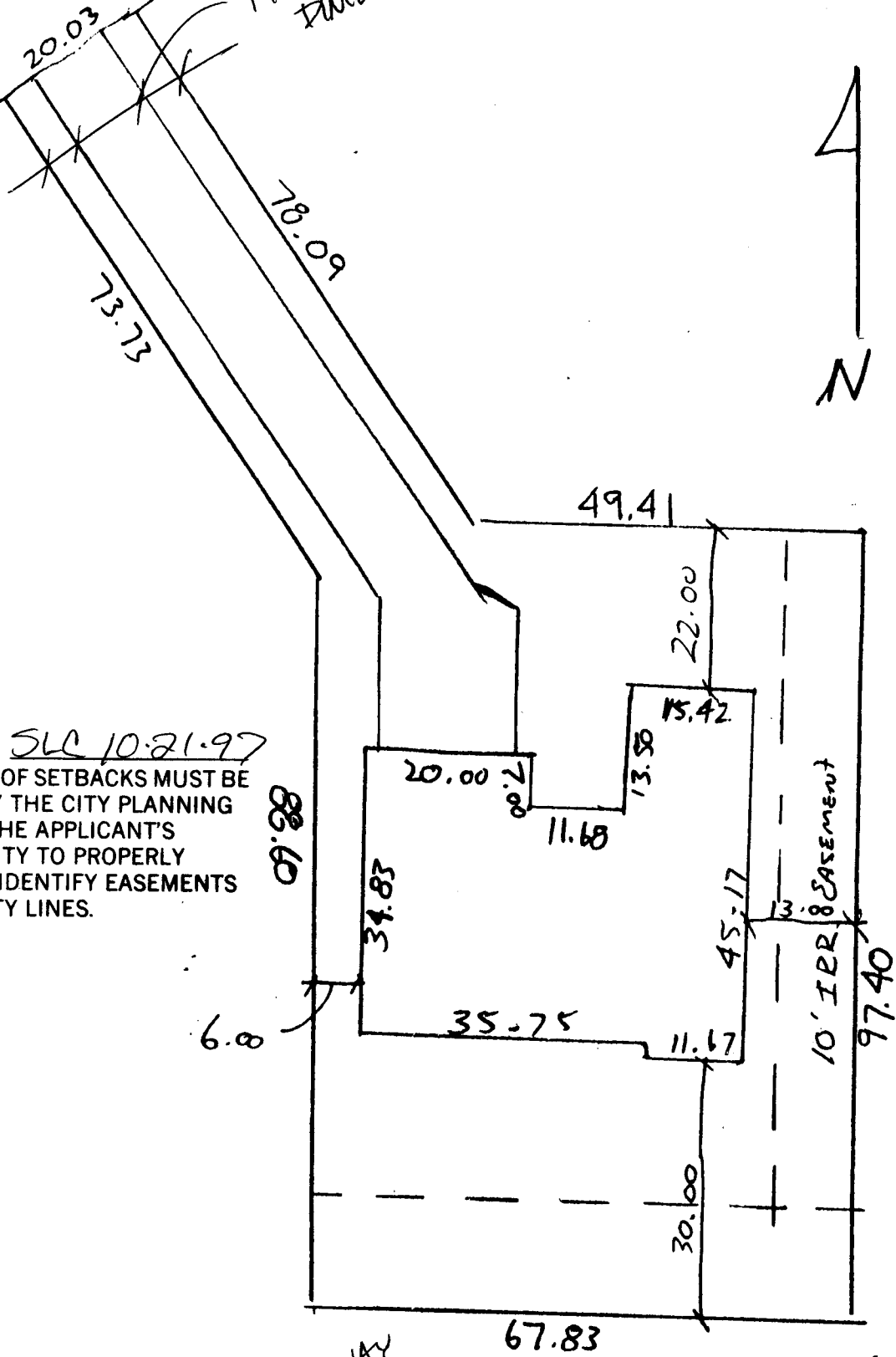
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SPRING SIDE CT.

PROVIDE DIMENSIONS



ACCEPTED SLC 10.21.97
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.



DRIVEWAY LOCATION O.K.

BL Address 10/15/97

2473 Spring Side Ct.
LOT 2 Block 3
Pleasant Ridge Estates