

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



BLDG PERMIT NO. 102456

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

BLDG ADDRESS 2489 Springside Ct. TAX SCHEDULE NO. 2945-014-42-022 <sup>91-001</sup>  
 SUBDIVISION Pheasant Ridge Estate SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1390  
 FILING \_\_\_\_\_ BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) ~~1390~~  
 (1) OWNER Just Companies Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 826 2 1/2 Rd #19  
 (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 #19 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 PK-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 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS 10 TRAFFIC 21 ANN# \_\_\_\_\_

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 Bouldard Date 10/14/97  
 Department Approval Santa Costello Date 10-21-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10641  
 Utility Accounting J. Adams Date 10-21-97

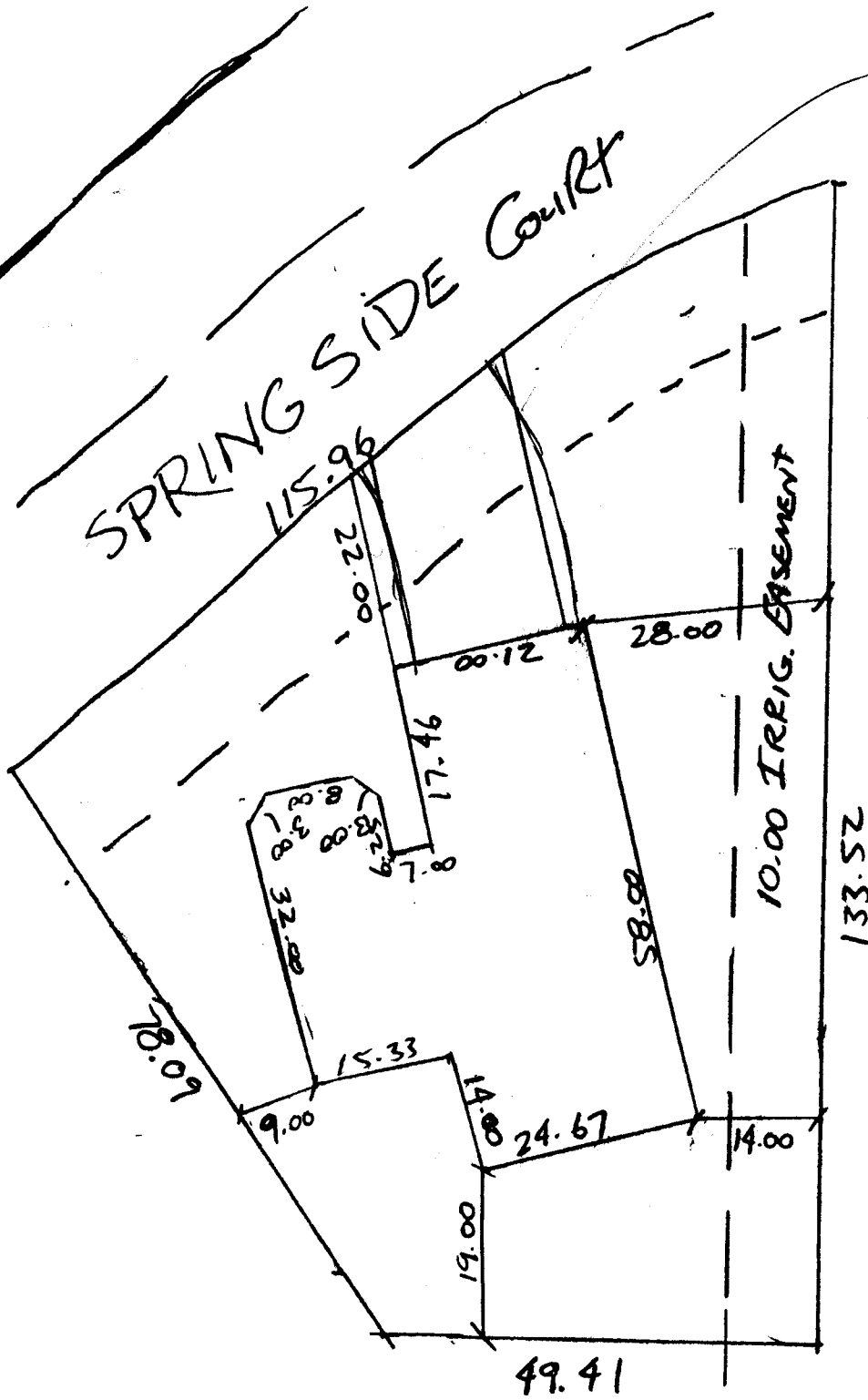
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

suggest orienting  
driveway at 90°  
to the street  
for better  
sight distance  
/ visibility



DRIVEWAY  
LOCATION O.K.  
W. A. D. [Signature]  
10/15/97

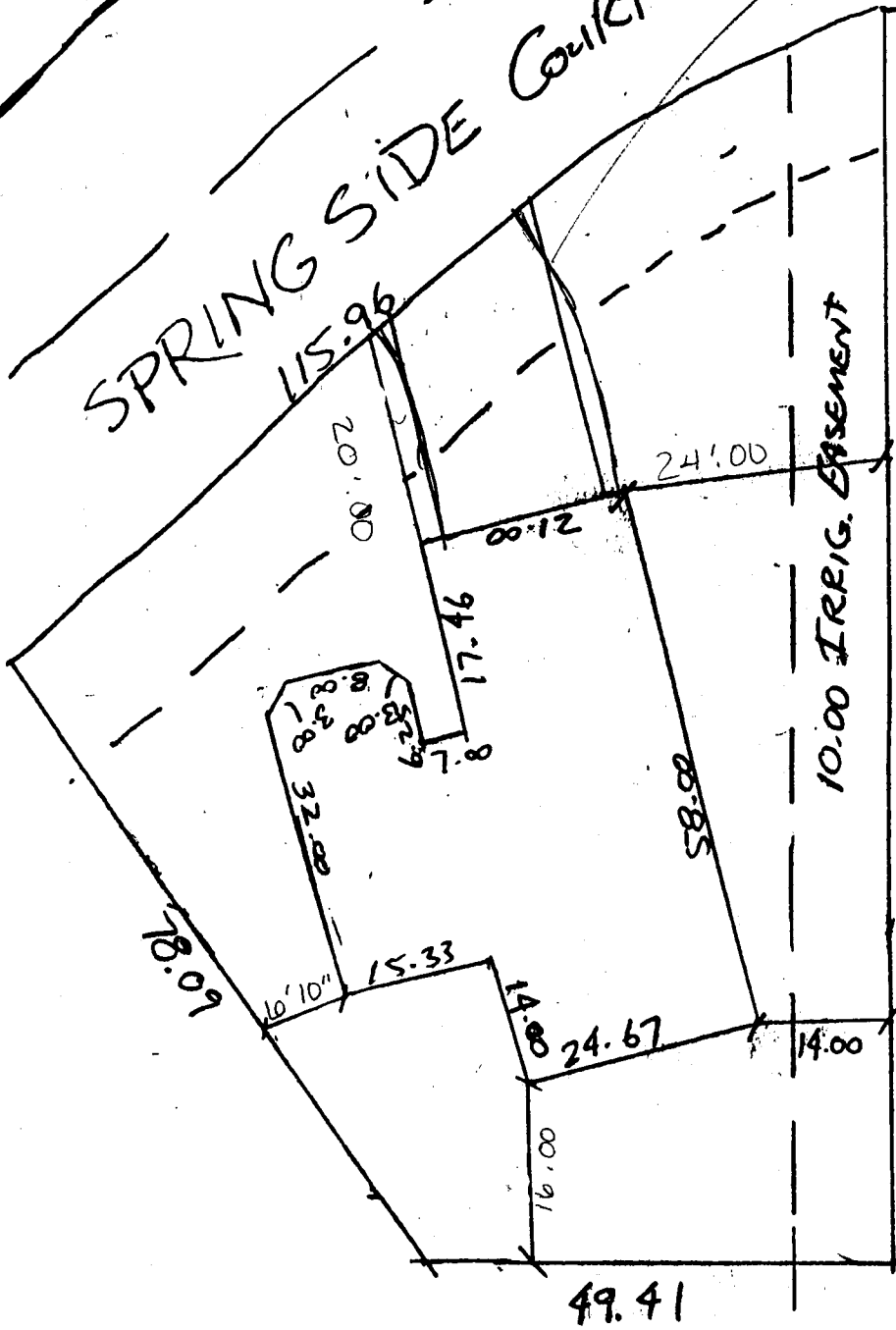


ACCEPTED SLC 10.21.97  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

2489 Spring Side Ct  
Pleasant Ridge  
ESTATES  
LOT 1 Block 3

SPRING SIDE COURT

suggest orienting driveway at 90° to the street for better sight distance / visibility



DRIVEWAY LOCATION O.K.  
De [Signature]  
10/15/97

Amended &

ACCEPTED <sup>10.27.97</sup> *[Signature]*  
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.

2489 Spring Side Ct  
Pleasant Ridge  
ESTATES  
Lot 1 Block 3