

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. U4248

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2335 Springside Ct. TAX SCHEDULE NO. 2945-014-89-005
 SUBDIVISION Pleasant Ridge Estate SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1249 sqft.
 FILING _____ BLK 1 LOT 35 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. Gg.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-9316
 (2) APPLICANT Just Companies USE OF EXISTING BLDGS _____
 (2) ADDRESS 245-9316 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 826 2 1/2 Rd, Gg. Single family detached 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 about 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 _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' 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).

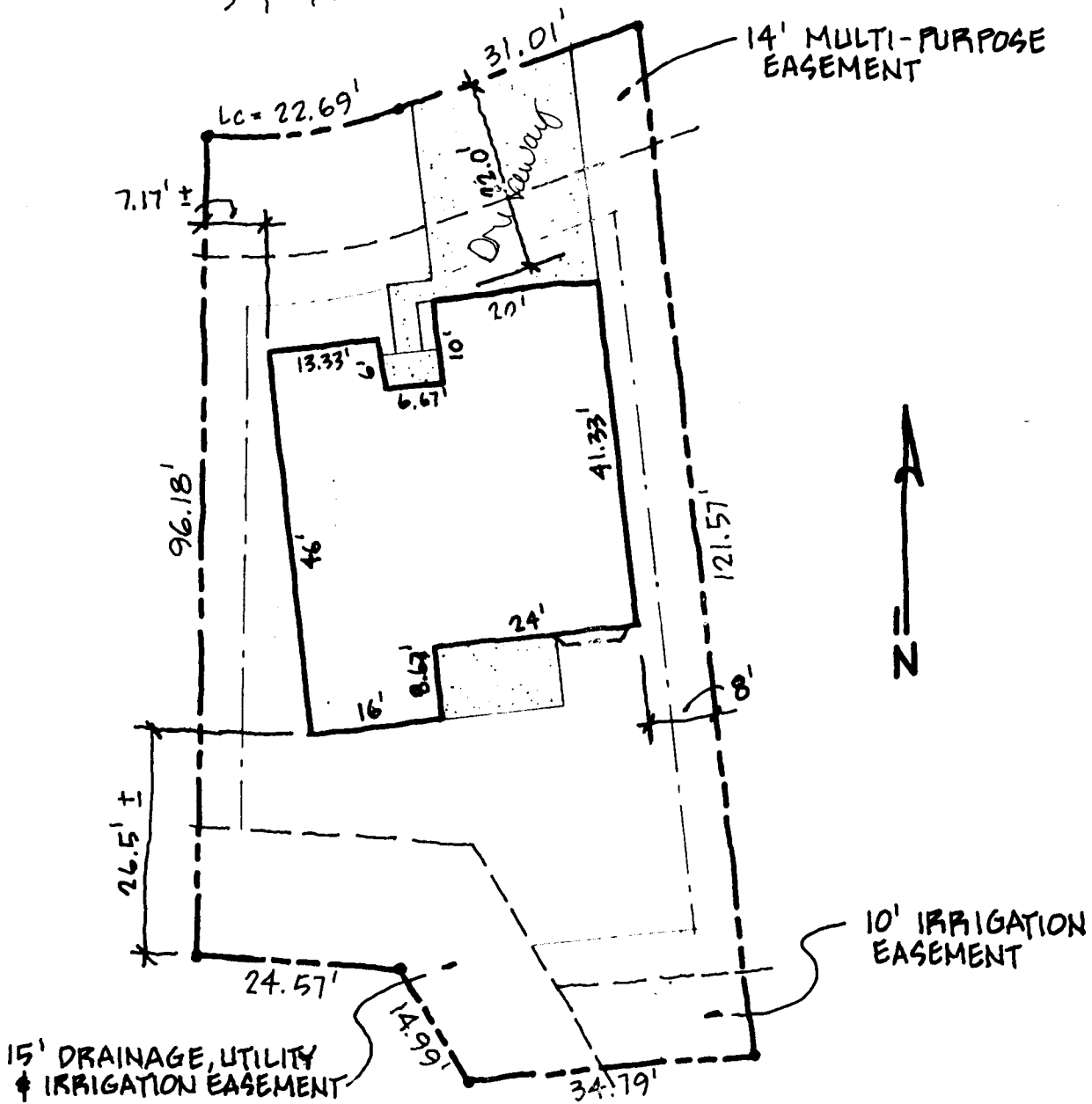
Applicant Signature Sandra Bowland for Date 3/6/98
 Department Approval Just Co. Santa Libitello Date 3-11-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11059
 Utility Accounting Cherubini Date 3-11-98

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)

SPRINGSIDE COURT



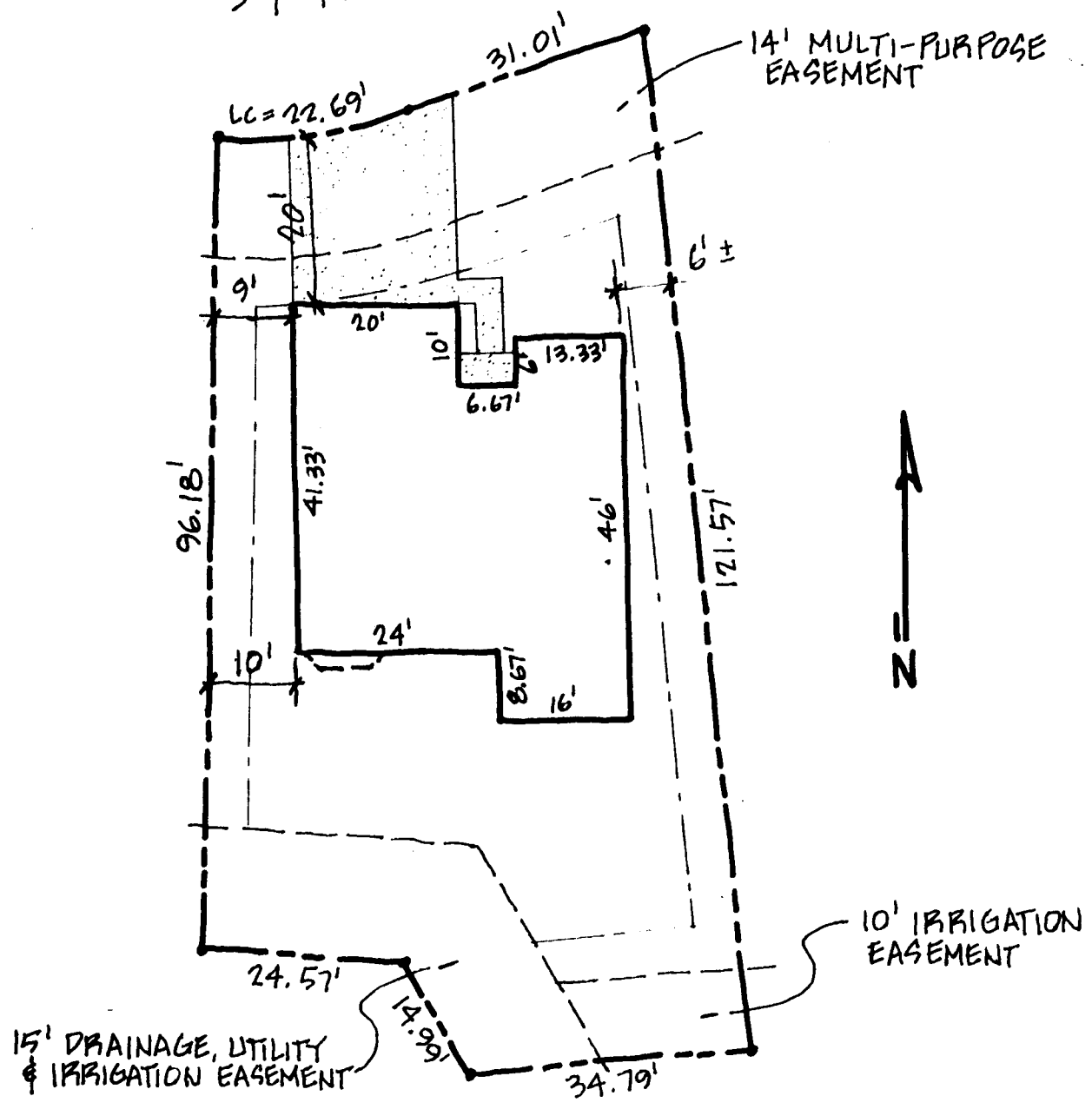
ACCEPTED SLC 3-11-98
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

2335 SPRINGSIDE CT.
PHEASANT RIDGE ESTATE
 BLOCK 1 LOT 5
PLOT PLAN

1" = 20'

DRIVEWAY LOCATION
 O.K.
 W. Ashbeck
 3/9/98

SPRINGSIDE COURT



Ameended
 ACCEPTED SLC 3.19.98
 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.

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 BLOCK 1 LOT 5
PLOT PLAN
 1" = 20'

DRIVENWAY LOCATION
 O.K.
 K. Ashbeck
 3/13/98

REVISED 12-MAR-98