

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



BLDG PERMIT NO. 104823

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2365 Springside Ct. TAX SCHEDULE NO. 2945-014-89-004  
 SUBDIVISION Pheasant Ridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1466  
 FILING BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Just Companies Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 826 2 1/2 Rd. Gt. Co. 8105  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 970-245-9316 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Just Companies Inc. USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 826 2 1/2 Rd Gt. Co. 8105 DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) TELEPHONE 970-245-9316 Detached Single Family Home.

**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 Per W/0 envelope  
 Maximum Height — CENSUS 1402 TRAFFIC B 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 Just Companies Inc. by [Signature] Date 4/14/98

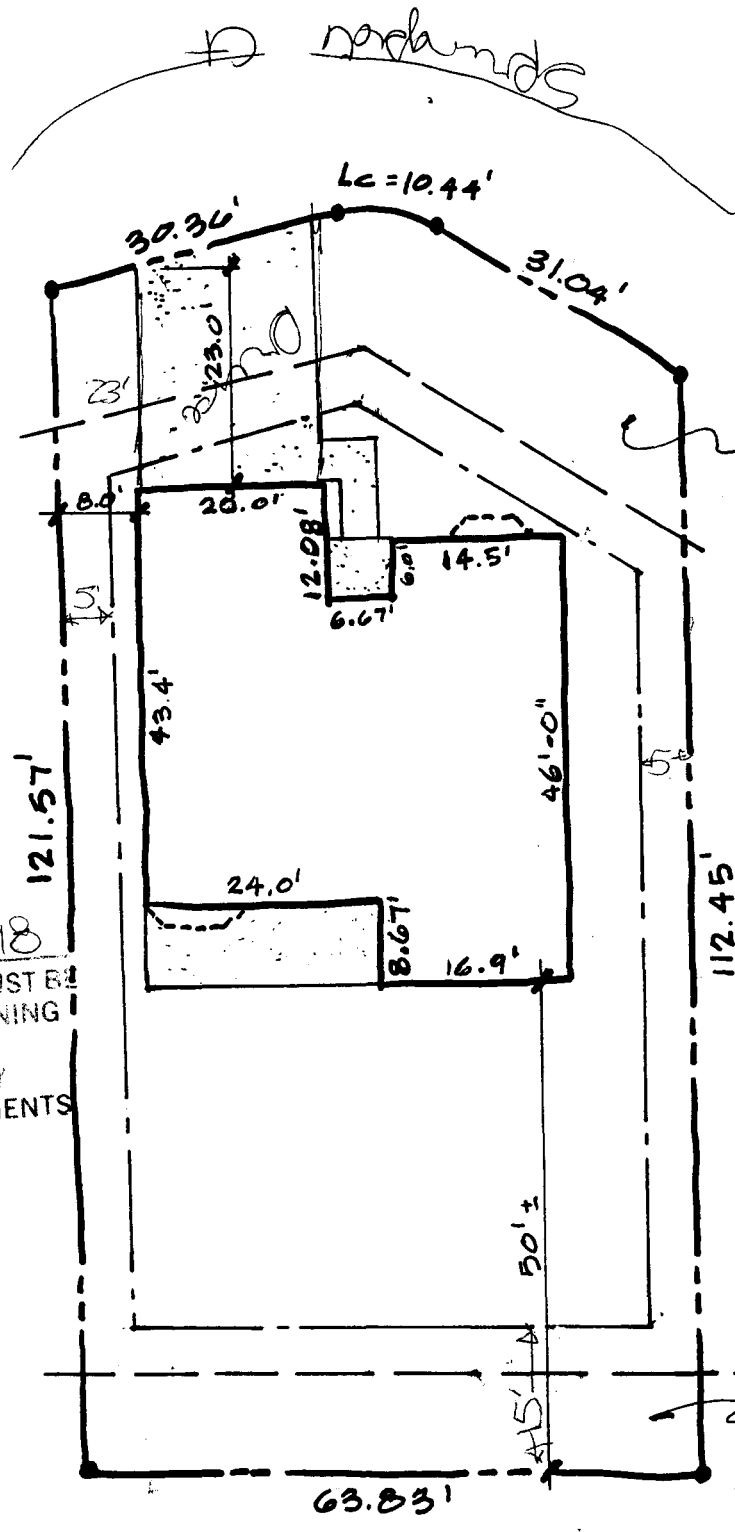
Department Approval [Signature] Date 4-30-98

Additional water and/or sewer tap fees(s) are required: YES  NO  W/O No. #11244

Utility Accounting [Signature] Date 4-30-98

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)



ACCEPTED KV 2-30-98  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVEWAY  
 LOCATION OK  
 J. [Signature]  
 4-17-98

2365 SPRINGSIDE CT.  
 PHEASANT RIDGE ESTATE  
 BLOCK 1 LOT 4  
 PLOT PLAN  
 1" = 20'