

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



BLDG PERMIT NO. 107047

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2419 Springdale Ct TAX SCHEDULE NO. 2945-014-91-008

SUBDIVISION Pleasant Ridge Estate SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1130

FILING _____ BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Just Companies, Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 826 2 1/2 Rd.

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

(2) APPLICANT Just Companies, Inc USE OF EXISTING BLDGS 0

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

(2) TELEPHONE _____ 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 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 building envelope

Maximum Height _____ CENSUS 10 TRAFFIC 21 ANNX# _____

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 Date 9/22/98

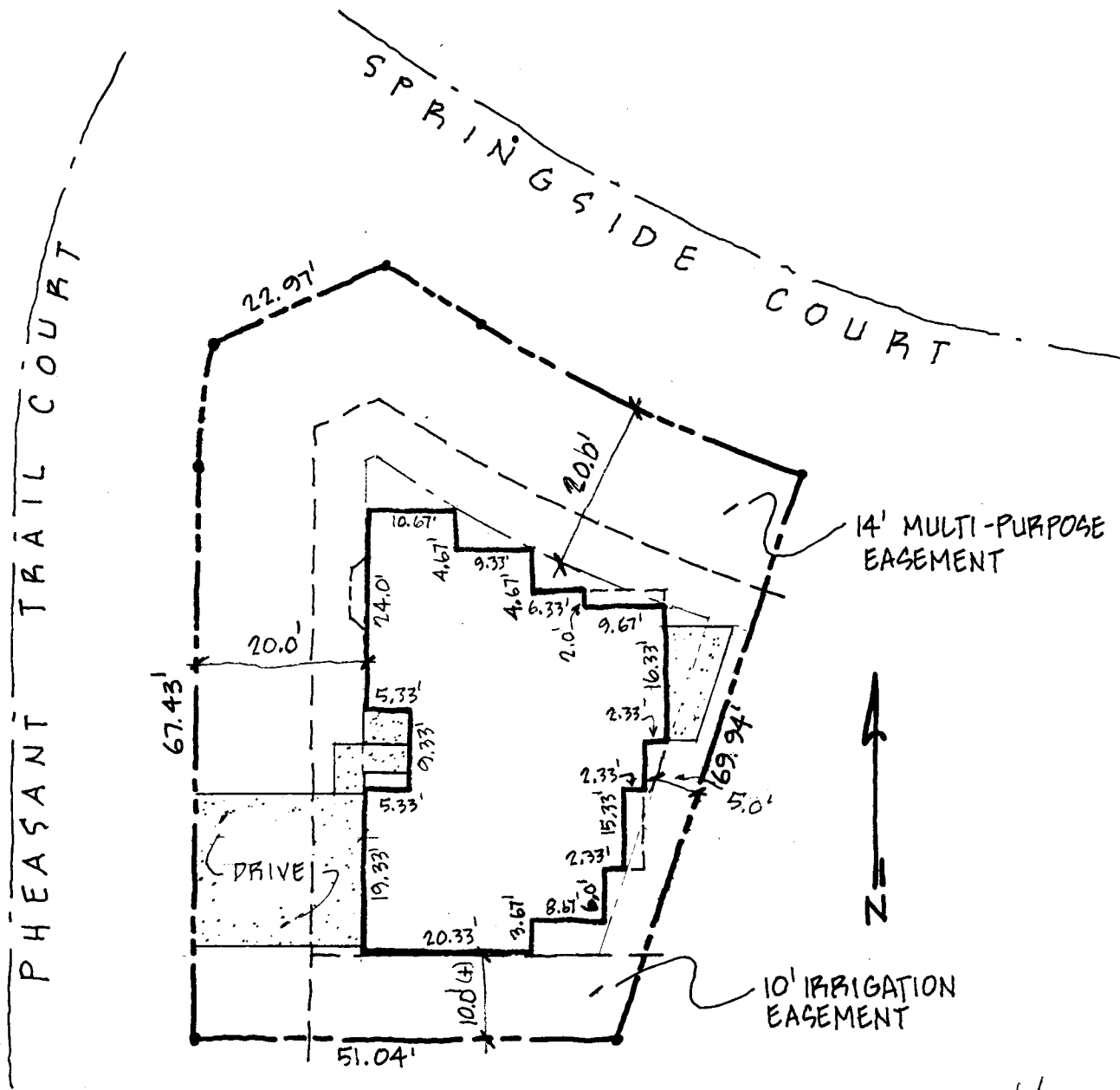
Department Approval K. Valdez Date 10-5-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11649 TR 86923

Utility Accounting Ch. Anderson Date 10-5-98

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 *XV 10-5-98*
 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.

*Drive OK
 Rick Dennis
 9-28-98*

2419 SPRINGSIDE COURT
PHEASANT RIDGE ESTATE
 BLOCK 3 LOT 8
PLOT PLAN
 1" = 20'