

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



BLDG PERMIT NO. 44445

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2433 Springside Ct TAX SCHEDULE NO. 2945-014-92-007
 SUBDIVISION Pheasant Ridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1063
 FILING _____ BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Just Companies, Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS ~~2433 Ct~~
 (1) TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Just Companies, Inc USE OF EXISTING BLDGS single family home
 (2) ADDRESS 826 2 1/2 Rd. Sp. 81565 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-9316 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 As per building
 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 Bowland Date 9/17/98

Department Approval Kristen Z. Adkins Date 9/25/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11617

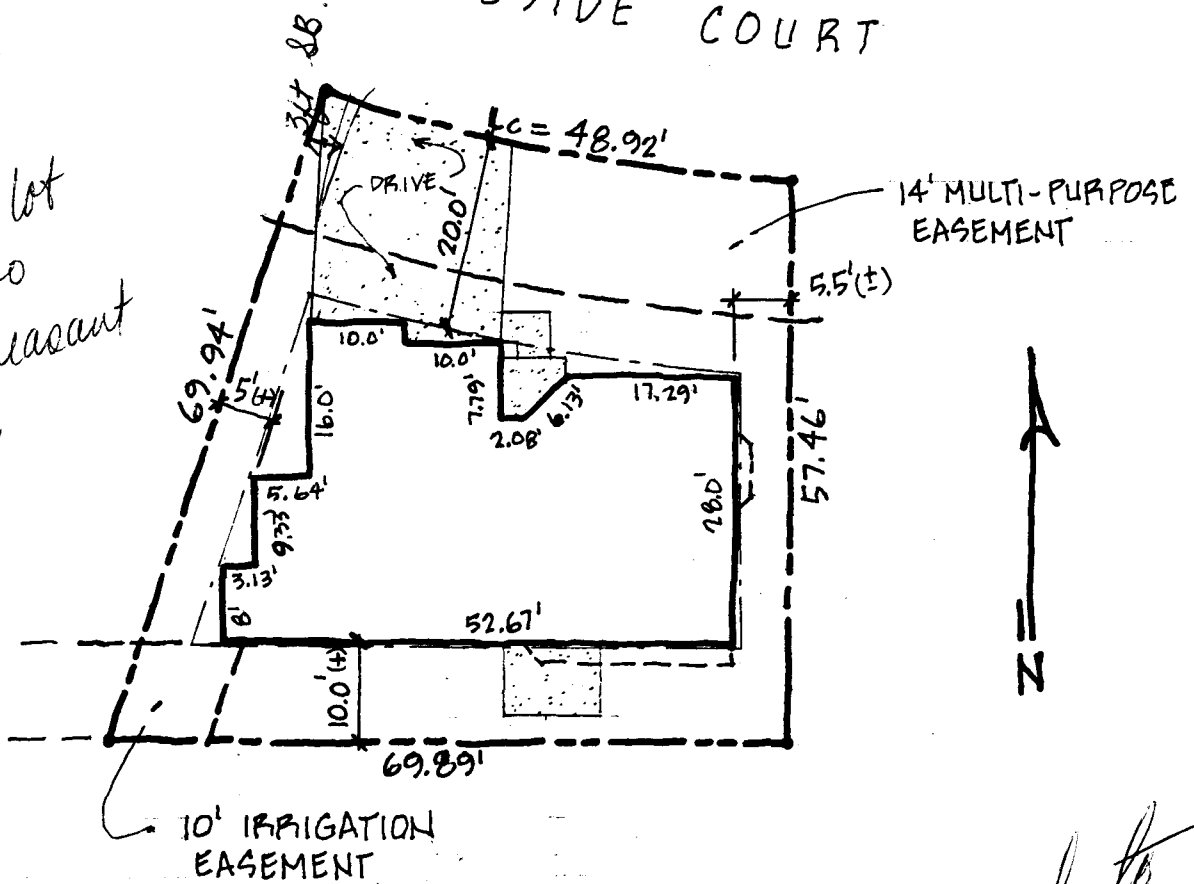
Utility Accounting J. Adams Date 9-25-98

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

adjacent lot
driveway to
access Pheasant
Trail Ct.



ACCEPTED

KKA 9/25/98

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.

Pull drive back to
3' off PE. then
Drive OK
Tuck Norris
9-18-98

2433 SPRINGSIDE COURT
PHEASANT RIDGE ESTATE

BLOCK 3 LOT 7

PLOT PLAN

1" = 20'