

Planning \$ <u>10.-</u>	Drainage \$ _____	} 802.-	BLDG PERMIT NO. <u>107579</u>
TCP \$ <u>500.-</u>	School Impact \$ <u>292.-</u>		FILE # _____

**RESIDENTIAL PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2453 Springsuect TAX SCHEDULE NO. 2945-014-91-004  
 SUBDIVISION Pheasant Ridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1298  
 FILING \_\_\_\_\_ BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Just Companies, Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (1) ADDRESS 826 2 1/2 Rd  
 (1) TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT Just Companies, Inc. USE OF ALL EXISTING BLDGS -  
 (2) ADDRESS 826 2 1/2 Rd. DESCRIPTION OF WORK & INTENDED USE:  
 (2) TELEPHONE 245-9316 Single family detached residence

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-8 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: Front 20' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Parking Req'mt 2  
 Special Conditions: As per building envelope  
 Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_  
 Census Tract 10 Traffic Zone 21 Annx # \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Ardisa Bawland Date 11/3/98  
 Department Approval [Signature] Date 12-7-98  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11807  
 Utility Accounting [Signature] Date 12/7/98

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

14' MULTI-PURPOSE EASEMENT

LC = 48.11'

DRIVE

5.02'

20.0'

17.0'

33.5'

57.33'

14.83'

12.67'

22.17'

39.0' (±)

122.87'

51.66'

15' UTILITY, DRAINAGE & IRRIGATION EASEMENT



ACCEPTED XV 12-7-98  
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.

2453 SPRINGSIDE COURT  
PHEASANT RIDGE ESTATE  
BLOCK 3 LOT 4  
PLOT PLAN

1" = 20'

Drive OK  
Tuck Downs  
11-4-98