

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



BLDG PERMIT NO. 04047

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2469 Springside Ct TAX SCHEDULE NO. 2945-014-91-003

SUBDIVISION Pheasant Ridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1297

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

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

(1) ADDRESS 826 2 1/2 Rd. GJ

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

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

(2) ADDRESS 826 2 1/2 Rd 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)
or _____ from center of ROW, whichever is greater
Parking Req'mt 2

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 Bawland Jax Date 2/18/98

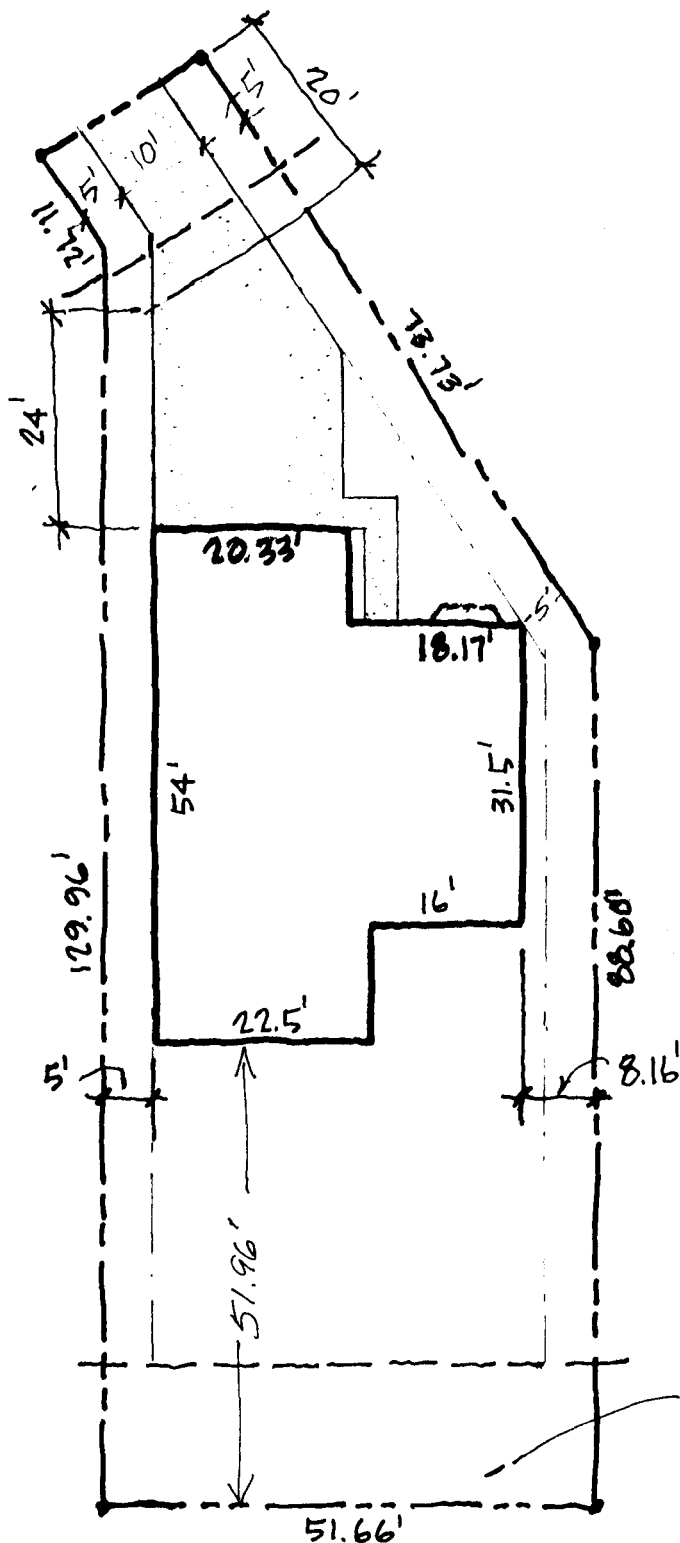
Department Approval Santa Costello Date 2-24-98

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

Utility Accounting CM Co Date 2/24/98

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 SLC 2.24.98
 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.

15' DRAINAGE, UTILITY,
 IRRIGATION & LANDSCAPE
 EASEMENT

2469 SPRINGSIDE CT
PHEASANT RIDGE ESTATE
 BLOCK 3 LOT 3
PLOT PLAN
 1" = 20'

DRIVEWAY LOCATION OK
 M. Ashbeck 2/23/98