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BLDG PERMIT NO. 7.64823
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

*(Handwritten initials)*

BLDG ADDRESS <u>2365 Springside Ct</u>	TAX SCHEDULE NO. <u>2945-014-89-004</u>
SUBDIVISION <u>Pleasant Ridge</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>96</u>
FILING BLK <u>1</u> LOT <u>4</u>	SQ. FT. OF EXISTING BLDG(S) <u>1450</u>
(1) OWNER <u>Willis Moss</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2365 Springside Ct</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>263-4849</u>	USE OF EXISTING BLDGS <u>Single Family Dwelling</u>
(2) APPLICANT <u>Willis Moss</u>	DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS <u>2365 Springside Ct</u>	<u>Storage Shed.</u>
(2) TELEPHONE <u>263-4849</u>	

**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 <u>PK-8</u>	Maximum coverage of lot by structures <u>    </u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>    </u> from center of ROW, whichever is greater	Parking Req'mt <u>    </u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions <u>Per building envelope</u>
Maximum Height <u>    </u>	CENSUS <u>402</u> TRAFFIC <u>8</u> ANNX# <u>    </u>

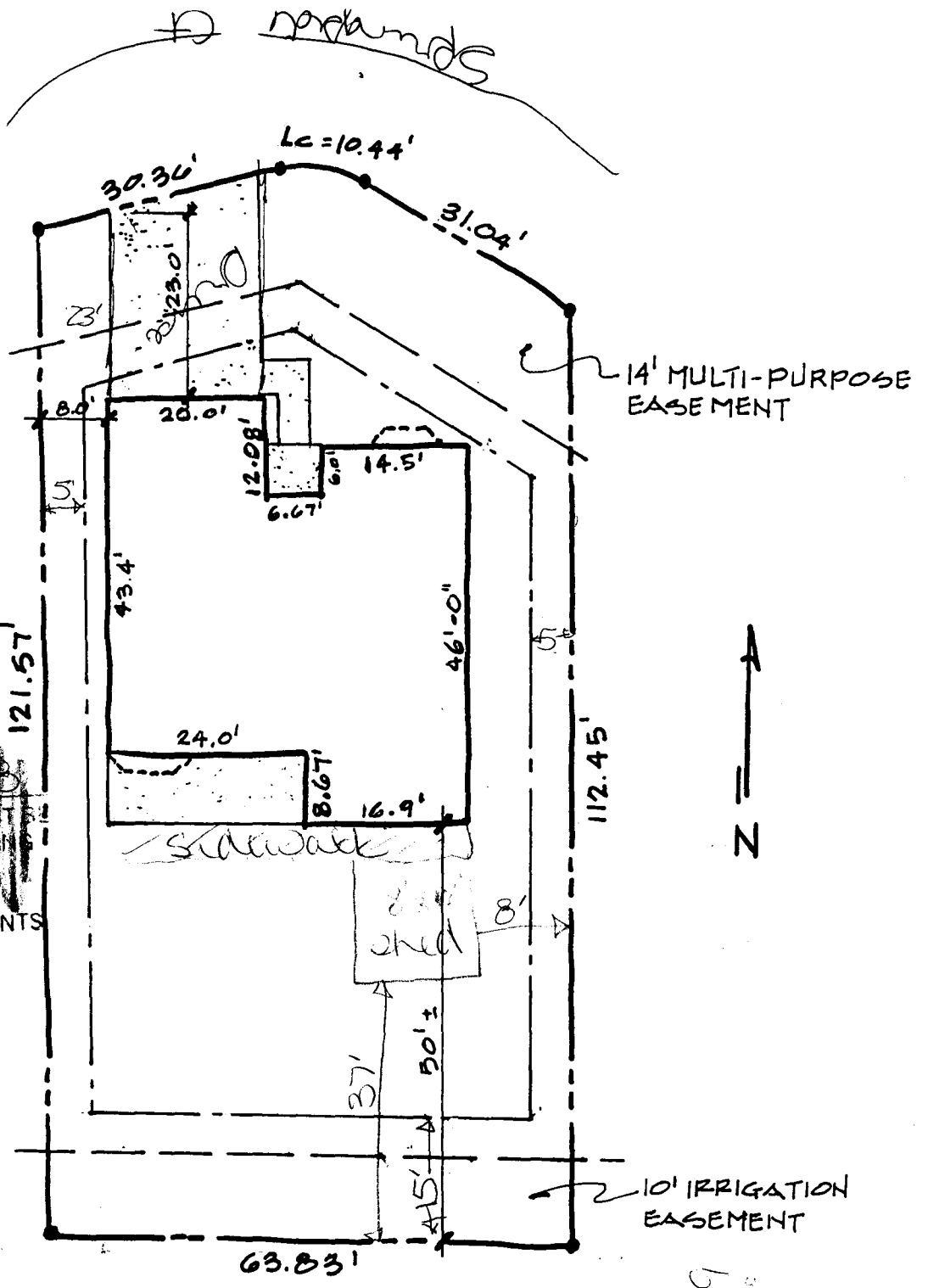
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 <u>Willis Moss</u>	Date <u>3/4/99</u>
Department Approval <u>X. Valdez</u>	Date <u>3-4-99</u>
Additional water and/or sewer tap fee(s) are required: YES <u>    </u> NO <u>    </u> W/O No. <u>    </u>	
Utility Accounting <u>Dotie Panover</u>	Date <u>3/4/99</u>

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 ~~PLN 23698~~  
 ANY CHANGE OF SETBACKS MUST BE  
 REVIEWED BY THE CITY PLANNING  
 DEPARTMENT. APPLICANTS  
 ARE RESPONSIBLE FOR PROPERLY  
 IDENTIFYING AND IDENTIFYING EASEMENTS  
 AND PROPERTY LINES.

DRIVEWAY  
 LOCATION OK  
 J. K. [Signature]  
 4-17-99

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

ACCEPTED ~~PLN 23699~~  
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 AND PROPERTY LINES.