

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 74111



Your Bridge to a Better Community

BLDG ADDRESS 2370 ~~2396~~ Springside Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 364[#]

TAX SCHEDULE NO. 2945-014-89-012 SQ. FT. OF EXISTING BLDGS 1261

SUBDIVISION Pasant Ridge Est TOTAL SQ. FT. OF EXISTING & PROPOSED 1625

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) OWNER Marilyn L. Jones USE OF EXISTING BUILDINGS S.F.R.

(1) ADDRESS 2370 Springside Ct DESCRIPTION OF WORK & INTENDED USE addition

(1) TELEPHONE 257-0090 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) APPLICANT same

(2) ADDRESS _____

(2) TELEPHONE _____

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) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req'mt no extra required

Maximum Height _____ Special Conditions _____

CENSUS 10 TRAFFIC 22 ANN# _____

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).

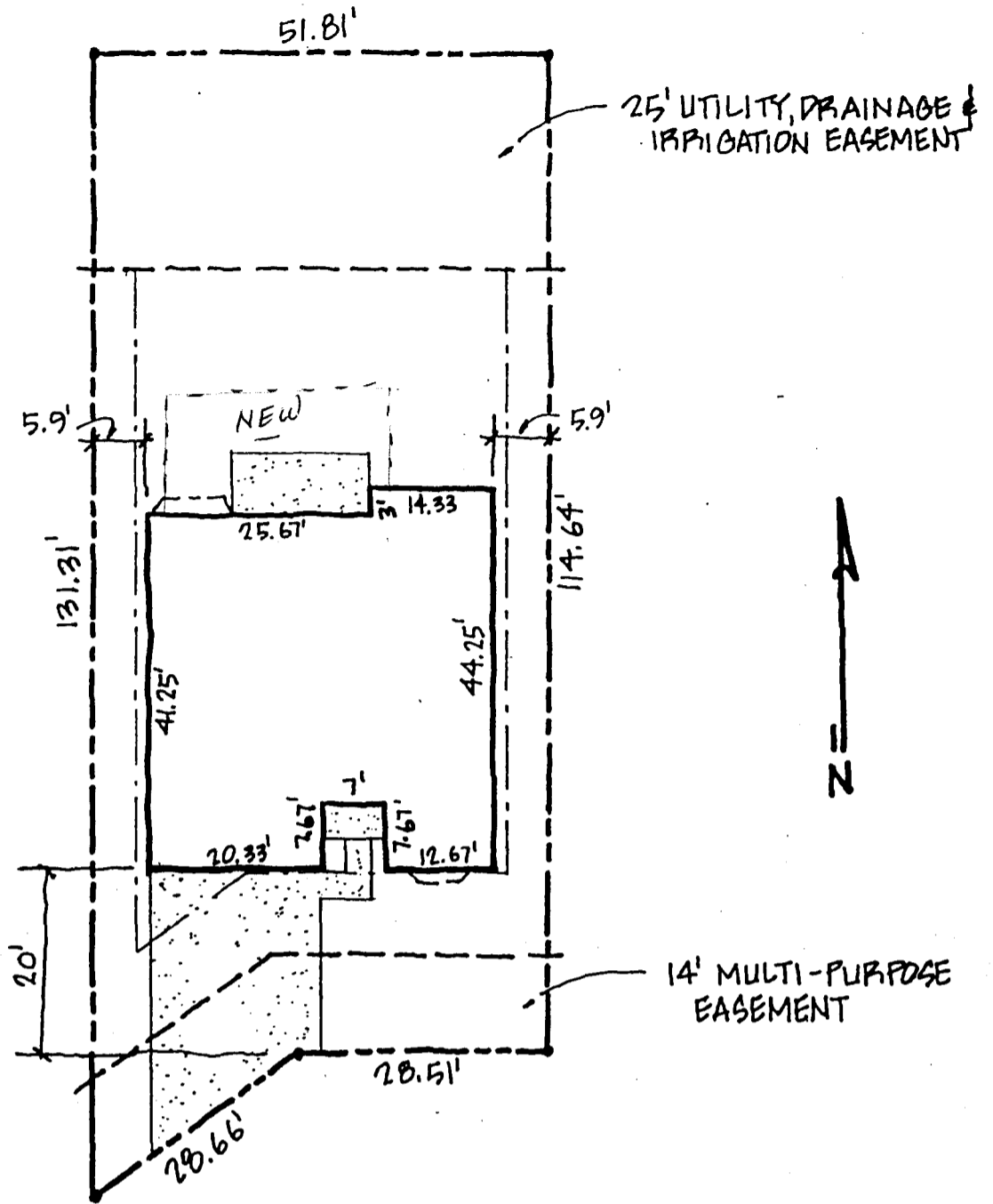
Applicant Signature Marilyn L. Jones Date 2-29-00

Department Approval Ju. V. Brown Date 2-29-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG IN USE</u>
Utility Accounting <u>Maier</u>	Date <u>2/29/00</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)



2370 SPRINGSIDE CT.
PHEASANT RIDGE ESTATES

BLOCK 1 LOT 12

PLOT PLAN

1" = 20'

ACCEPTED *Luis V. Brown* 2/29/00
 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.

Building Dept Copy