

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 87711



Your Bridge to a Better Community

BLDG ADDRESS 2386 Ridge Circle St. #5 SQ. FT. OF PROPOSED BLDGS/ADDITION 2064 sq ft
 TAX SCHEDULE NO. 2945-174-4605 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Ridge Park Sec 17 15, 16 TOTAL SQ. FT. OF EXISTING & PROPOSED 2064 sq ft
 FILING _____ BLK _____ LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Just Companies Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2605 Foresight Cir #A USE OF EXISTING BUILDINGS Spl. family residence
 (1) TELEPHONE 245 9316 DESCRIPTION OF WORK & INTENDED USE Spl. family residence
 (2) APPLICANT Just Companies Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 2605 Foresight Cir #A Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 245-9316 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL, Per building envelope Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 [Signature] Date 1/8/03
 Department Approval [Signature] Date 1/31/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15479</u>
Utility Accounting <u>[Signature]</u>	Date _____		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

