

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90727



Your Bridge to a Better Community

BLDG ADDRESS 2386 Ridge Cir Dr #3 SQ. FT. OF PROPOSED BLDGS/ADDITION 1929
TAX SCHEDULE NO. 2945-174-46-~~003~~⁷⁶ SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Ridge Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1929
FILING 2 BLK _____ LOT 3
NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) OWNER Just Companies, Inc
(1) ADDRESS 2505 Foresight Cir #A
(1) TELEPHONE 245-9316
(2) APPLICANT Just Companies Inc.
(2) ADDRESS 2505 Foresight Cir #A
(2) TELEPHONE 245-9316
USE OF EXISTING BUILDINGS N/A
DESCRIPTION OF WORK & INTENDED USE single family residence
TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ 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, Rear _____ from PL
Parking Req'mt 2
Maximum Height _____
Special Conditions _____
"A" 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 8/8/03
Department Approval [Signature] Date 8/8/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16417</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>Aug 8 2003</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)

