

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

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

BLDG PERMIT NO. _____



Building Address 2386 Ridge Cir Dr #1
 Parcel No. 2945-174-46-024
 Subdivision Ridge Park
 Filing 2 Block _____ Lot 1

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 2068 Proposed 2068
 Sq. Ft. of Lot / Parcel 2386
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2068

OWNER INFORMATION:

Name Just Companies Inc
 Address 2505 Foresight Cir #A
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Just Companies Inc.
 Address 2505 Foresight Cir #A
 City / State / Zip Grand Junction, CO 81505
 Telephone 245-9316

***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) Permanent Foundation Required: YES NO _____

Side per plan from PL Rear _____ from PL Parking Requirement 2

Maximum Height of Structure(s) _____ Special Conditions _____

Voting District A Driveway Location Approval UH
 (Engineer's Initials)

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).

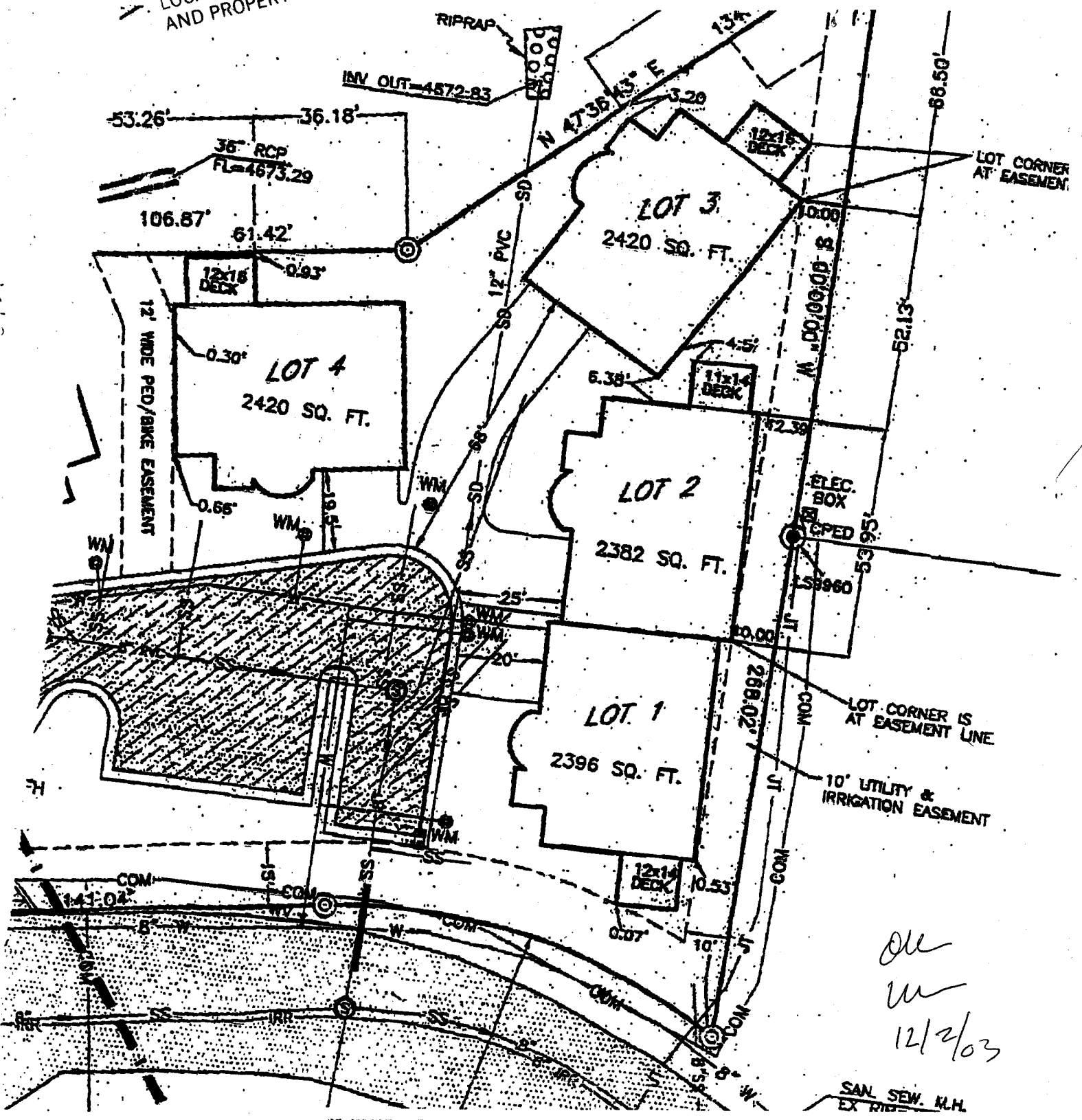
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 11/24/03
 Department Approval [Signature] Date 11-25-03

Additional water and/or sewer tap fee(s) are required	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6811</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/10/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

12/10/03
 ACCEPTED *Clare Hall*
 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.



OK
 W
 12/2/03

SAN SEW. M.H.
 EX. PIPE