

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 63168

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2430 Pheasant Trail Ct TAX SCHEDULE NO. 2945-014-90-005

SUBDIVISION Pheasant Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8428

FILING BLK 5 LOT 2 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Just Companies, Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS 826 2 1/2 Rd.

(1) TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Ed Leubart USE OF EXISTING BLDGS —

(2) ADDRESS 826 2 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: Construction office/sales/storage trailer

(2) TELEPHONE 245-9316

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

SETBACKS: Front 20' from property line (PL) or — from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL

Maximum Height —

Maximum coverage of lot by structures —

Parking Req'mt 2

Special Conditions Trailer must be moved after 6 months from issue date - cannot locate CENSUS 10 TRAFFIC 21 ANNEX# trailer in

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 12/4/97

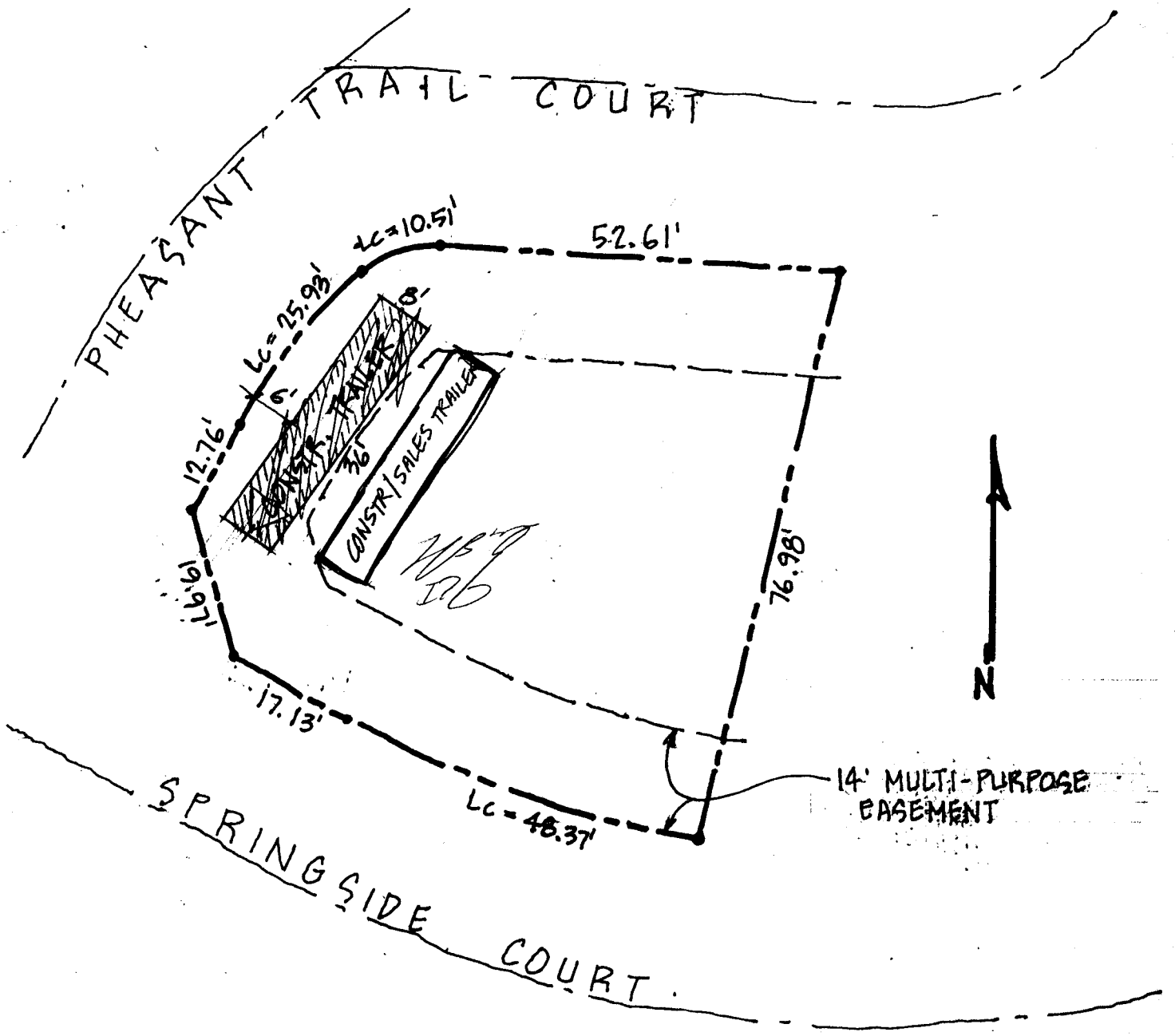
Department Approval [Signature] Date 12/4/97

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. NOT HOOKING TO SEWER

Utility Accounting [Signature] Date 12/4/97

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)



2430 PHEASANT TRAIL CT
 PHEASANT RIDGE ESTATE
 BLOCK 2 LOT 5
 PLOT PLAN
 1" = 20'

ACCEPTED KKA 12/4/97
 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.