

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻

\$802⁻



BLDG PERMIT NO. 61948

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2435 Pheasant Trail TAX SCHEDULE NO. 2945-014-42-022
 SUBDIVISION Pheasant Ridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1362 #
 FILING — BLK 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Just Companies Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 826 21 1/2 Rd
 (1) TELEPHONE 970-245-9316 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Just Companies, Inc. USE OF EXISTING BLDGS —
 (2) ADDRESS 826 21 1/2 Road, GJ DESCRIPTION OF WORK AND INTENDED USE: —
 (2) TELEPHONE 245-9316 single family residence

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) Parking Req'mt —
 or — from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions —
 Maximum Height —
 CENSUS 10 TRAFFIC 21 ANNEX# —

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).

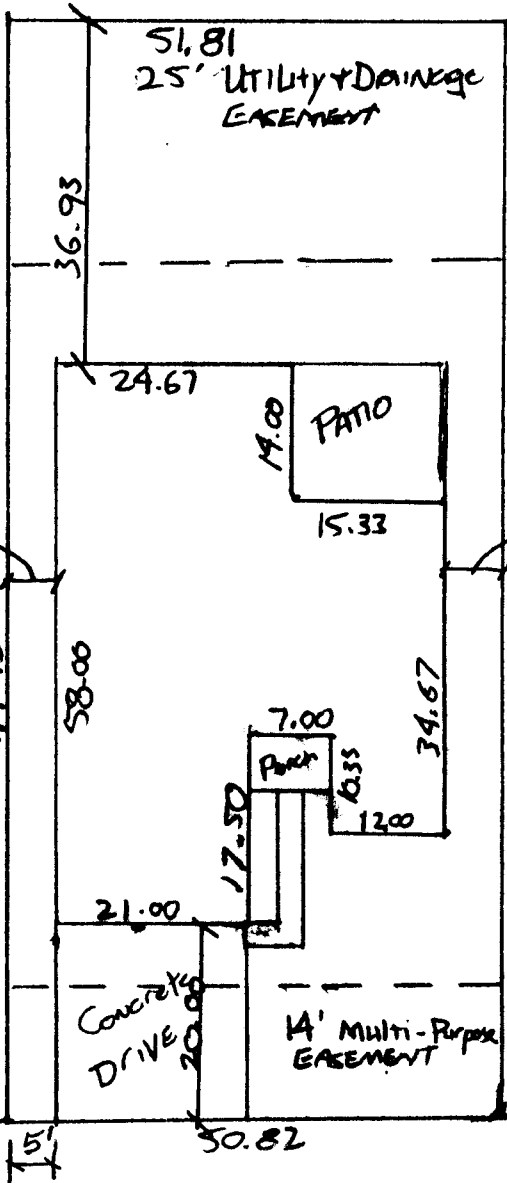
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include, but not necessarily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

Applicant Signature Sandra Bowland Date 9/10/97
 Department Approval Anta J. Costello Date 9-30-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10569
 Utility Accounting Almond Date 9-30-97

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)



ACCEPTED SLC 9/30/97
 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.



PERMANENT LOCATION OK
 Verified 9/10/97

PRIVATE DRIVE

2435
 2435 PLEASANT TRCT.
 LOT 15 Block 1
 PLEASANT RIDGE EST