

FEE \$	10.00
TCP \$	300.00
SIF \$	292.00



66777

BLDG PERMIT NO. ~~4118~~

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2556 F Rd. Unit A TAX SCHEDULE NO. 2945-034-00-057 A 53-002

SUBDIVISION Vostatek Minor st SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1204 Unit
6018 Complex

FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Just Companies, Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 6 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 Just Companies, Inc USE OF EXISTING BLDGS 0

(2) ADDRESS 826 2 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-9316 attached 2 story 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 Maximum coverage of lot by structures 60% Per Plan

SETBACKS: Front 35' from Patterson from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL

Maximum Height 25'

Parking Req'mt Per Plan

Special Conditions All improvements (parking & landscaping) must be completed prior to C.O. or Dev Impr. Agreement required.

CENSUS _____ TRAFFIC _____ ANN# _____

Also need certification of ponds prior to C.O.

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 8/28/98

Department Approval Walter L. Allen Date 9/14/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 86916-11659

Utility Accounting Chick Anderson Date 10-6-98 *

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)

9/16/98

area with 6' cedar sight screen fence.

3" ASPHALT BASE COURSE GRAVEL

Asphalt

Existing building

Conc. slab

589'58"02"E 115.27

Proposed 6' cedar fence

81.24

Existing ditch of 18" dia

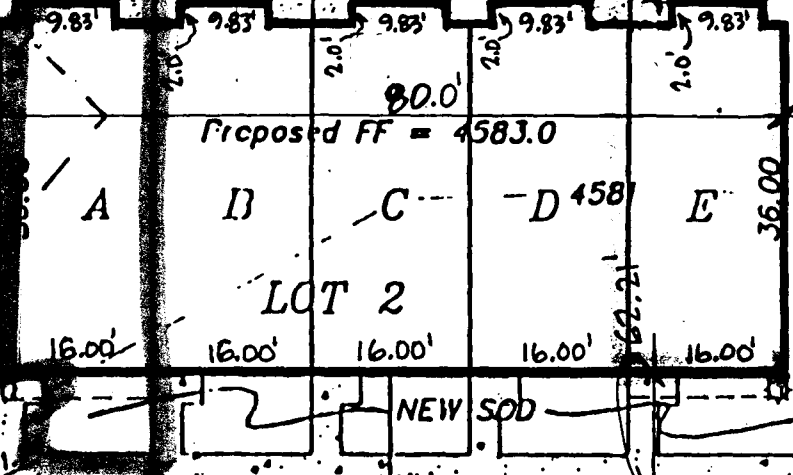
NEW SOD

82.5

Existing 12" pvc drain line

20' easement

20.0'



Proposed FF = 4583.0

LOT 2

80.0'

15.27

16.00' 16.00' 16.00' 16.00' 16.00'

NEW SOD

2' wide conc. ditch

5' mitigation & drainage easement

ACCEPTED KKA 9/21/98

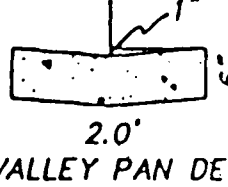
ANY CHANGES TO THE PLANS MUST BE APPROVED BY THE PLANNING

RESOLUTIONS TO BE FILED WITH THE PLANNING

LOCATE AND IDENTIFY ALL EXISTING UTILITIES AND PROPERTY LINES

NOTE: Exis and shrubs East prop.

Note: 20' x 30' Asphalt fire lane No parking allowed.



2.0' VALLEY PAN DE

N90°00'00"W 36.85

PROPOSED 2' VALLEY PAN (slope 0.5%)

Existing 8" sewer

20' sewer easement

SEE DETAIL A

81.00

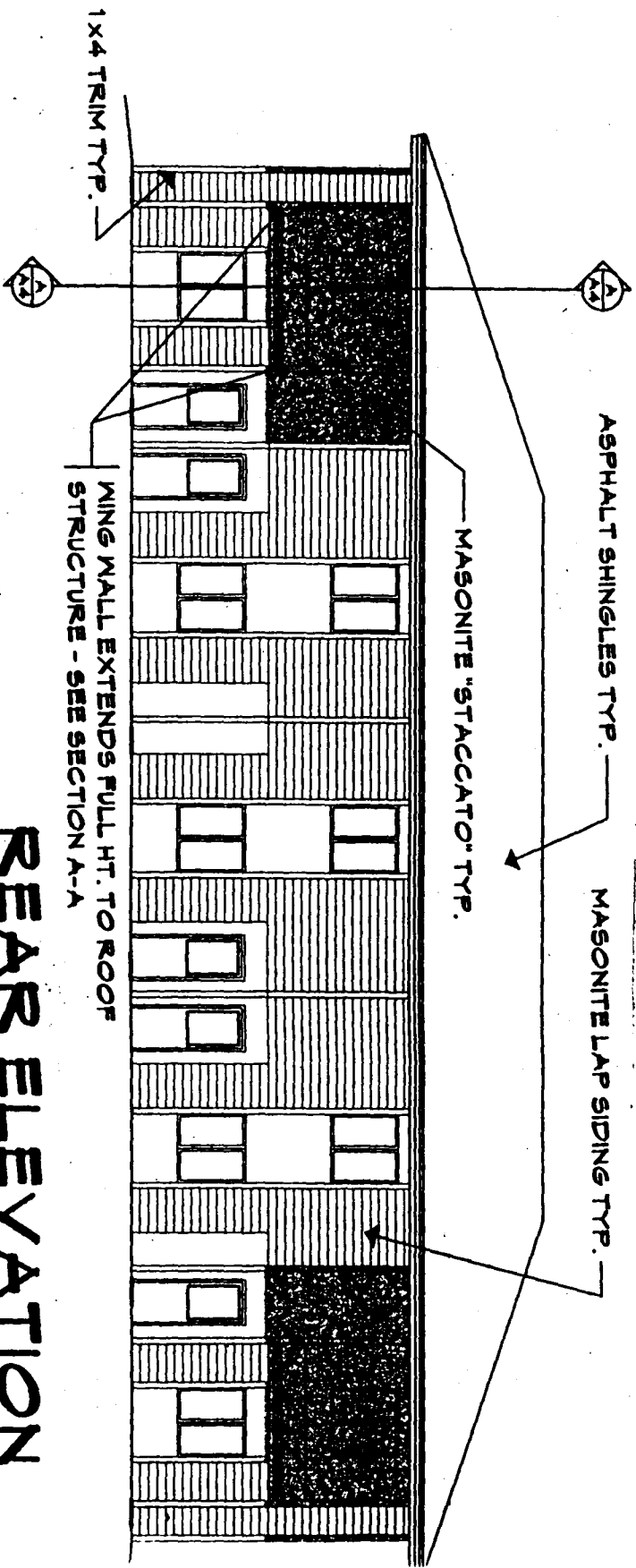
N90°00'00"E

95.26

Proposed 6' cedar fence

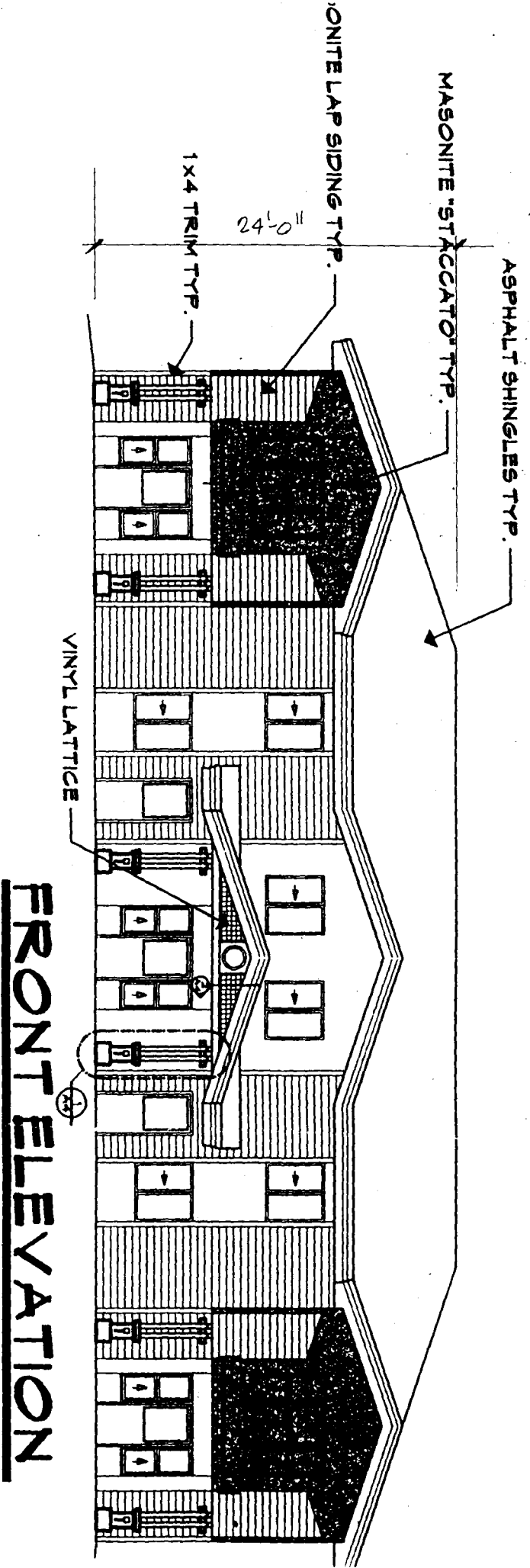
0.5%

100 YEAR WAVE



REAR ELEVATION

Just Companies Inc
245-9316
2556 F Rd #-E



FRONT ELEVATION

LEFT ELEVATION

