

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



BLDG PERMIT NO. 66778

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

BLDG ADDRESS 2556 FRD. Unit B TAX SCHEDULE NO. 2945-034-~~00-057 B~~ 53-002
 SUBDIVISION Vostatek minor 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~~ Just Companies Inc. USE OF EXISTING BLDGS _____
 (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%
 SETBACKS: Front 35' from Patterson from property line (PL) Parking Req'mt Per Plan
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions All improvements (parking ponds & landscaping) must be completed prior to C.O. or Dev Impr Agreement required
 Maximum Height 25' CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Quinten J. Albrecht Date 9/14/98
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. #11658 TR 86946
 Utility Accounting Richardson 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

NEW SOD

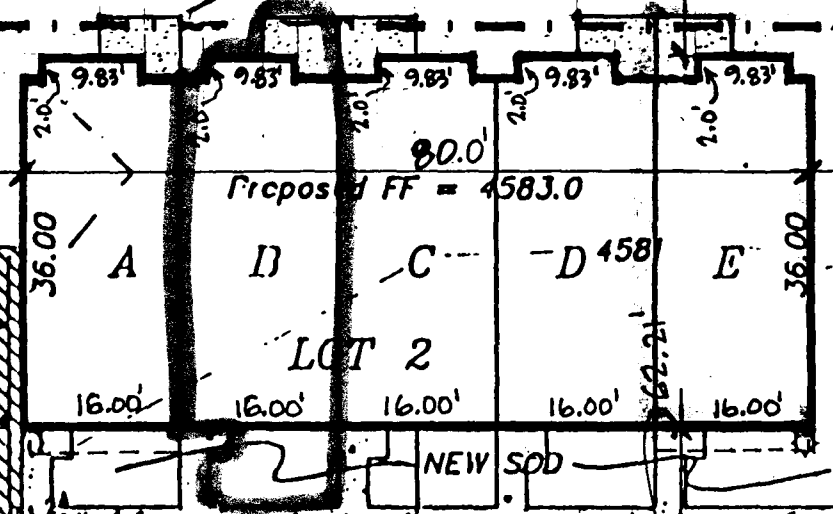
81.24

82.5 High

Existing 12" pvc drain line

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

Easement

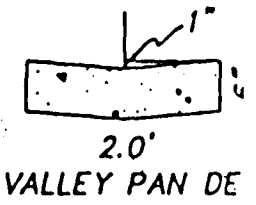


Proposed 2' wide conc. ditch

ACCEPTED KKA 9/21/98

ALL SEWER & WATER MAINS MUST BE LOCATED AND IDENTIFIED PRIOR TO ANY EXCAVATION

NOTE: Exis and shrubs East prope



PROPOSED 2' VALLEY PAN (slope 0.5%)

Existing 8" sewer

20' sewer easement

SEE DETAIL A

0.5%

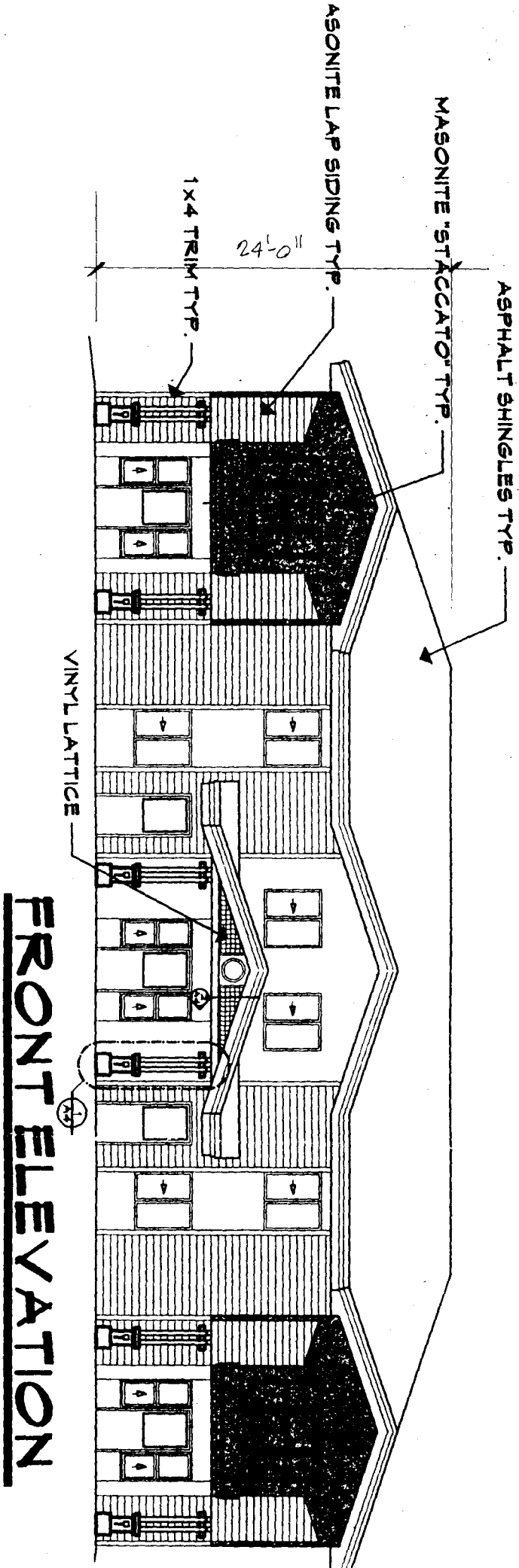
81.00

N90°00'00"E

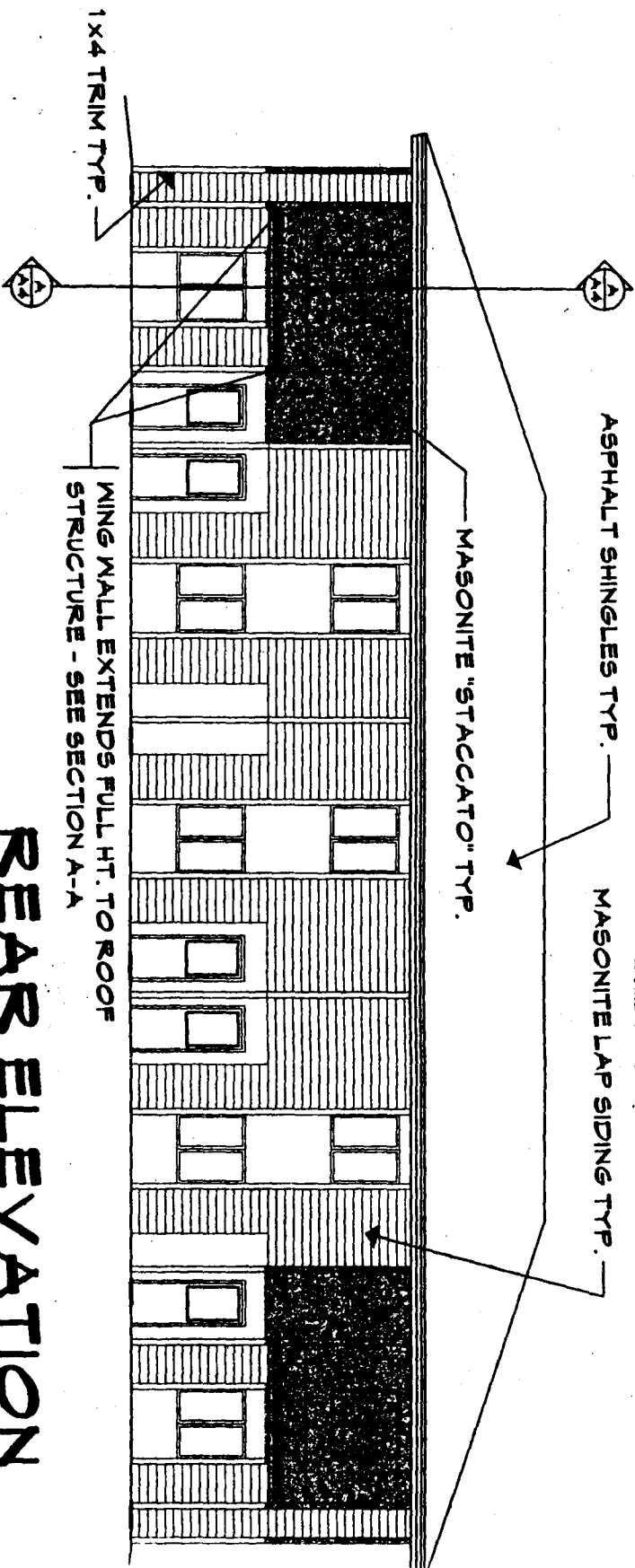
95.26

Proposed 6' cedar fence

100 YEAR WVA



Just Lampanee
 245-9316
 2556 F Rd A-E



REAR ELEVATION

LEFT ELEVATION

