

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



BLDG PERMIT NO. 44779

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

BLDG ADDRESS 2556 FRD. Unit C TAX SCHEDULE NO. 2945-034-~~00-057~~-C ⁵³⁻⁰⁰²

SUBDIVISION Vostatek Miner sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1204 Unit
 (6018 compiled)

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 _____

(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)
 or _____ from center of ROW, whichever is greater Parking Req'mt Per Plan

Side 5' from PL Rear 15' from PL Special Conditions All improvements (parking & landscaping) must be completed prior to CO 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 Kristen L. Ashwell Date 9/14/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11657 TR 86946

Utility Accounting CRickard Date 10-6-98

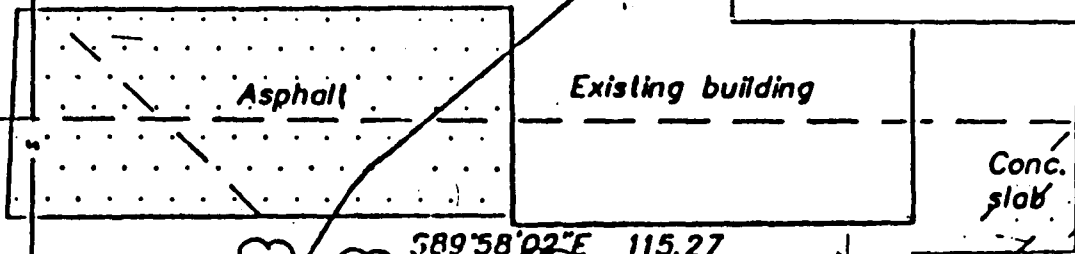
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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



S89°58'02"E 115.27

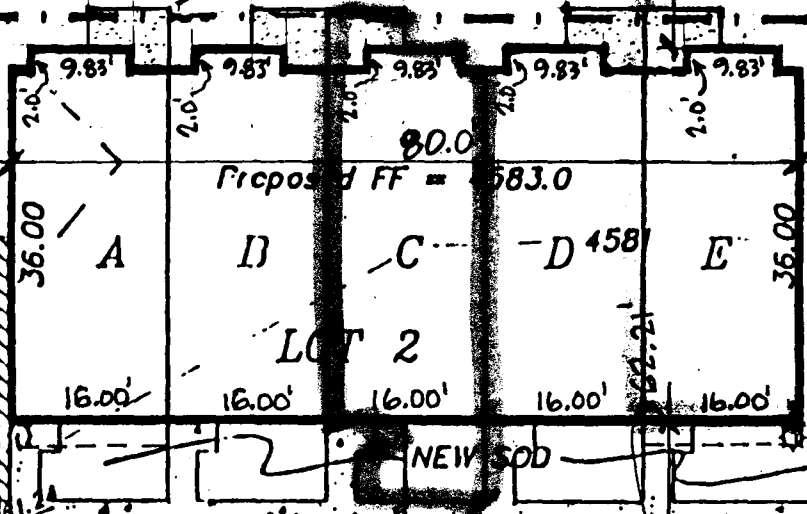
Proposed 6' cedar fence

NEW SOD

Existing 12" pvc drain line

20.0'

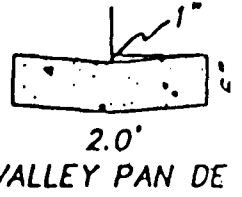
20' easement



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

ACCEPTED KKA 9/21/98

NOTE: Exis and shrubs East prope.



N90°00'00"W 36.85

SEE DETAIL A1

PROPOSED 2' VALLEY PAN (slope 0.5%)

Existing 8" sewer

20' sewer easement

N90°00'00"E

Proposed 6' cedar fence

Existing yellow tree 4.5' dia. (to be removed)

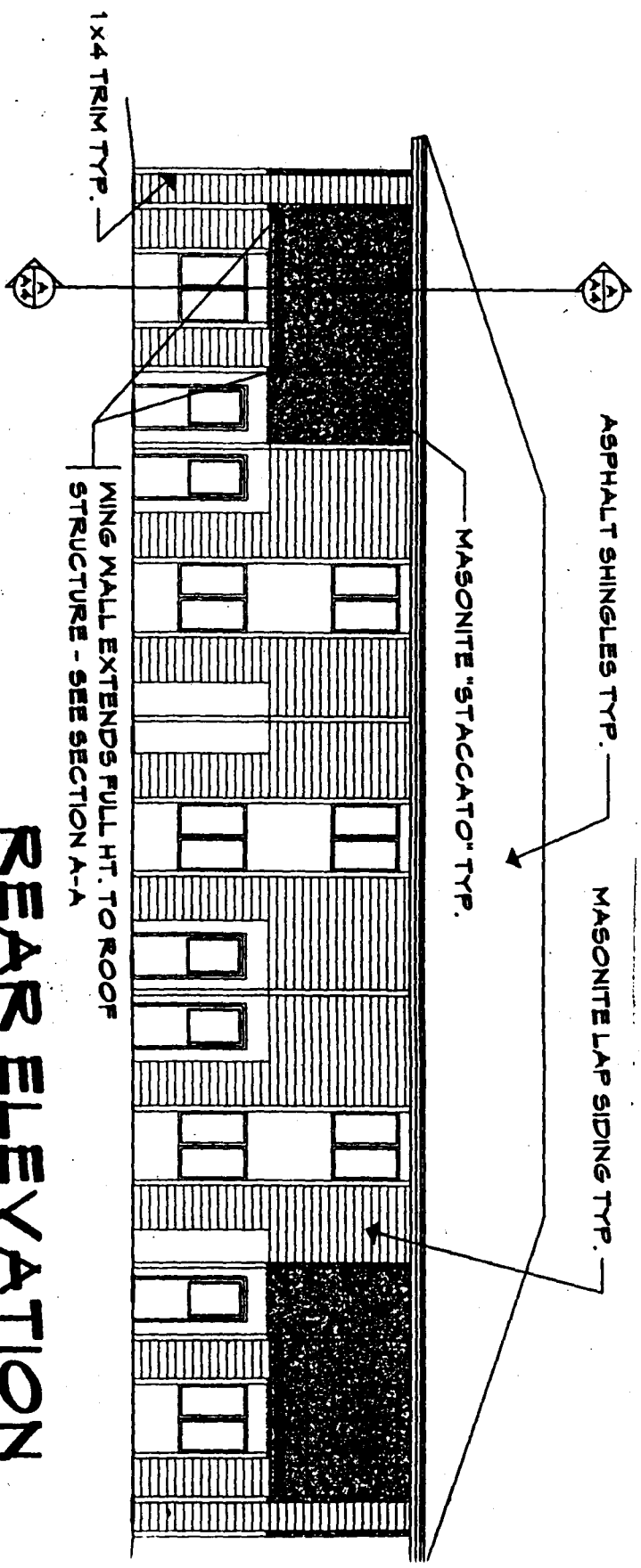
4581.24 Hill

95.26

11.76

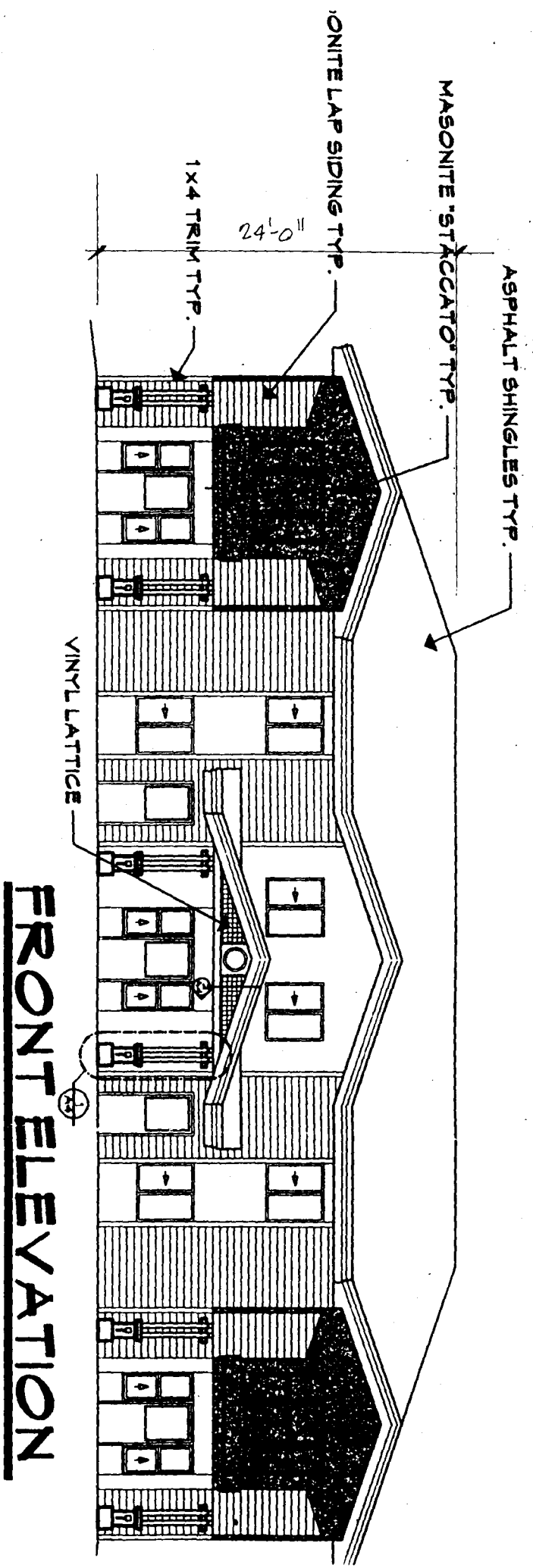
81.24

100' YEAR 100'



REAR ELEVATION

Just Companies Inc
245-9316
2556 F.R.H.E



LEFT ELEVATION

