

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



BLDG PERMIT NO. 66780

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

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

SUBDIVISION Vastatek Minor sub. 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:
attached 2 story single family residence

(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 FR Maximum coverage of lot by structures 60%

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 ponds & landscaping) must be completed prior to C.O. or Dev Impr Agreement required.

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. Allen Date 9/14/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11656 TR 86246

Utility Accounting Tracy Shiff 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

S89°58'02"E 115.27

Proposed 6' cedar fence

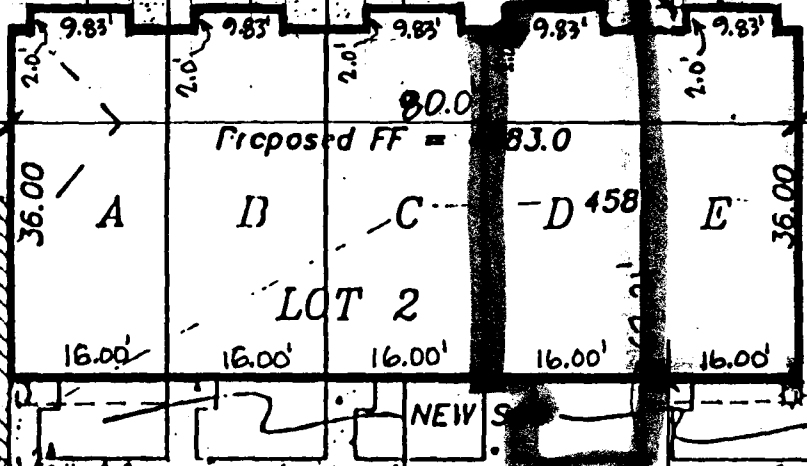
NEW SOD

Existing 12" pvc drain line

81.24

20.0'

20' easement



Proposed FF = 83.0

LOT 2

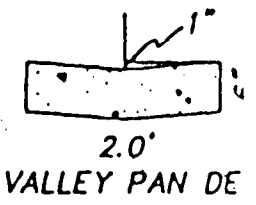
NEW S

2' wide conc. ditch
5' irrigation & drainage easment

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

ACCEPTED KKA 9/21/98
PROPERTY OF CITY OF DENVER
PLANNING DEPARTMENT

NOTE: Exis and shrubs East prop.



PROPOSED 2' VALLEY PAN (slope 0.5%)

Existing 8" sewer

20' sewer easement

N90°00'00"W 36.85

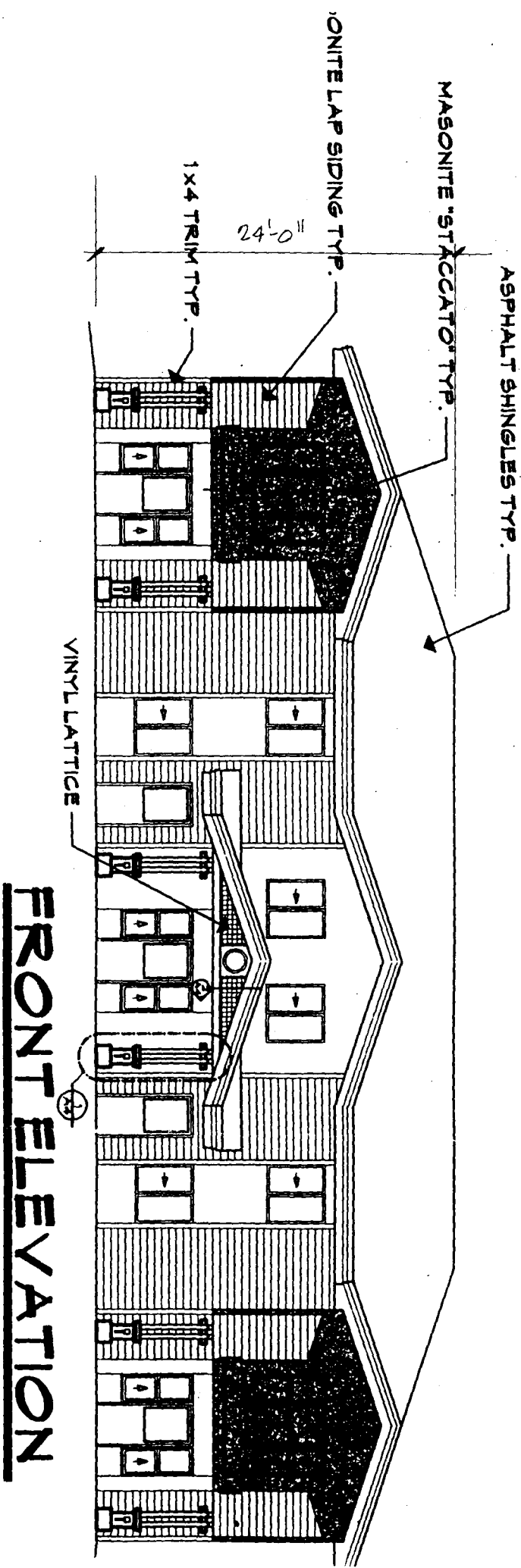
SEE DETAIL A1

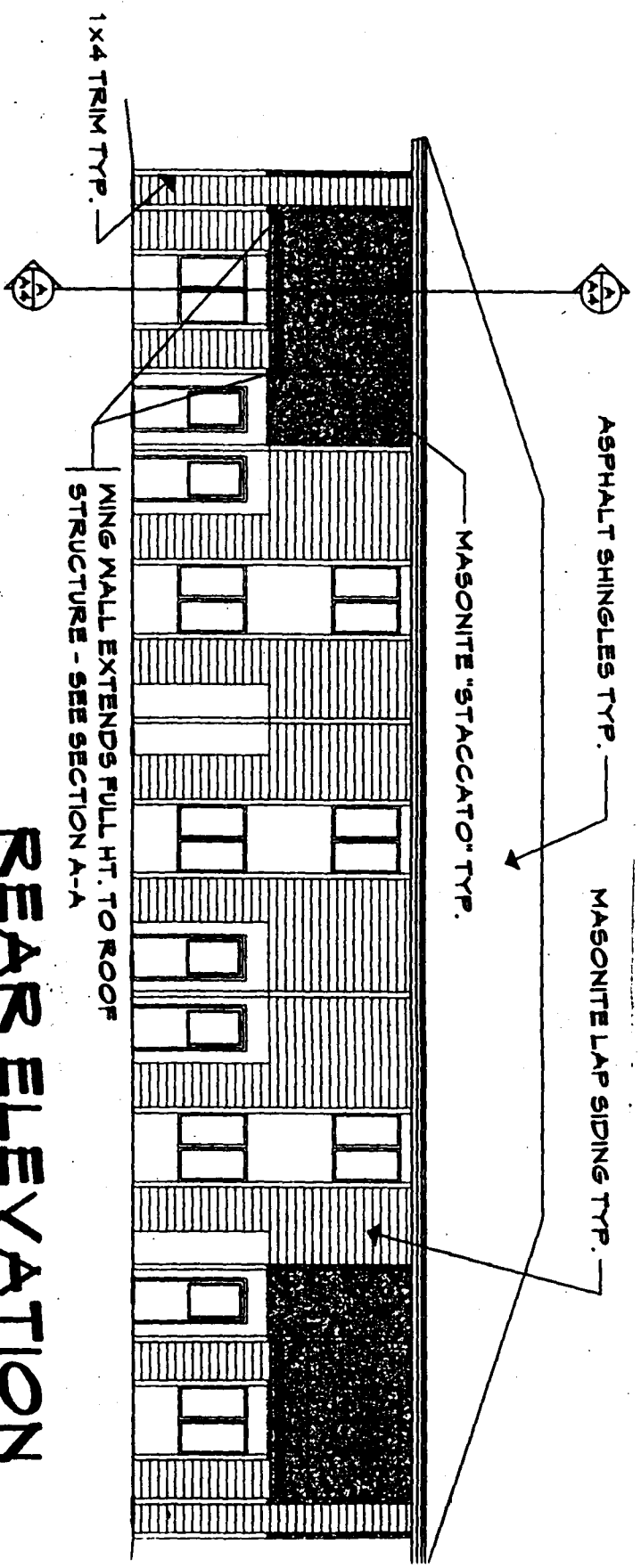
N90°00'00"E 95.26

Proposed 6' cedar fence

100 YEAR UVA

Just Companies Inc
245-9316
2556 F Rd #E





REAR ELEVATION

LEFT ELEVATION

