

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



BLDG PERMIT NO. 66781

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2556 F. Rd. Unit E TAX SCHEDULE NO. 2945-034-~~00-057-E~~ 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 _____

(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 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 _____ 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 Quintin L. Allen Date 9/14/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. #11655 TR 86946

Utility Accounting Richardson Date 10-6-98

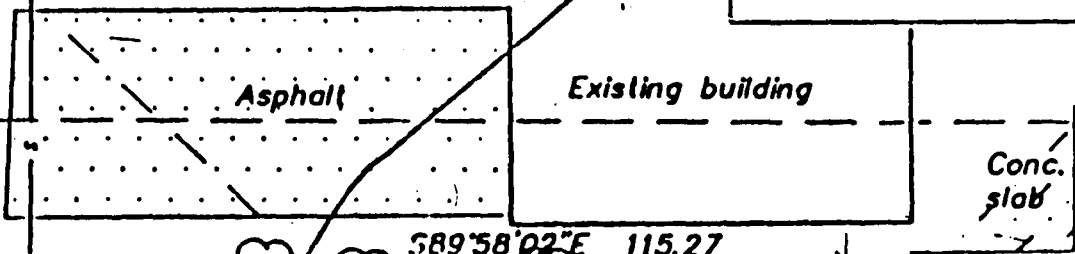
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

9/16/98

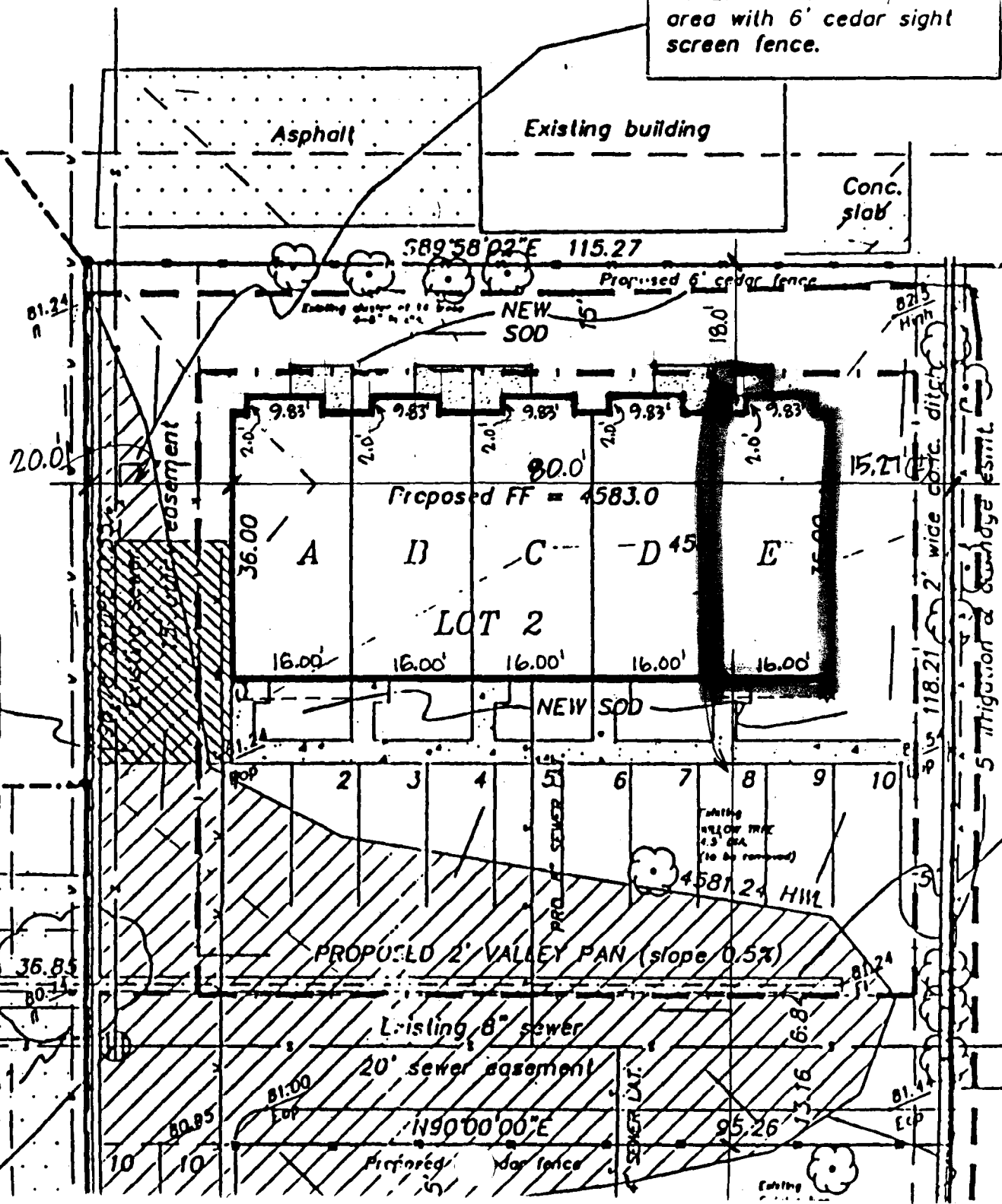
area with 6' cedar sight screen fence.

3" ASPHALT
BASE COURSE GRAVEL



Existing 12" pvc drain line

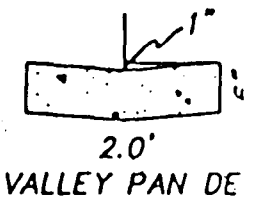
Note: 20' x 30'
Asphalt fire lane
No parking allowed.



ACCEPTED KKA 9/21/98

ALL DIMENSIONS OF SETBACKS MUST BE
CORRECTED TO MEET PLANNING
DEPARTMENT REQUIREMENTS
LOCATE AND IDENTIFY EXISTING
AND PROPERTY LINES

NOTE: Exis
and shrubs
East prop.

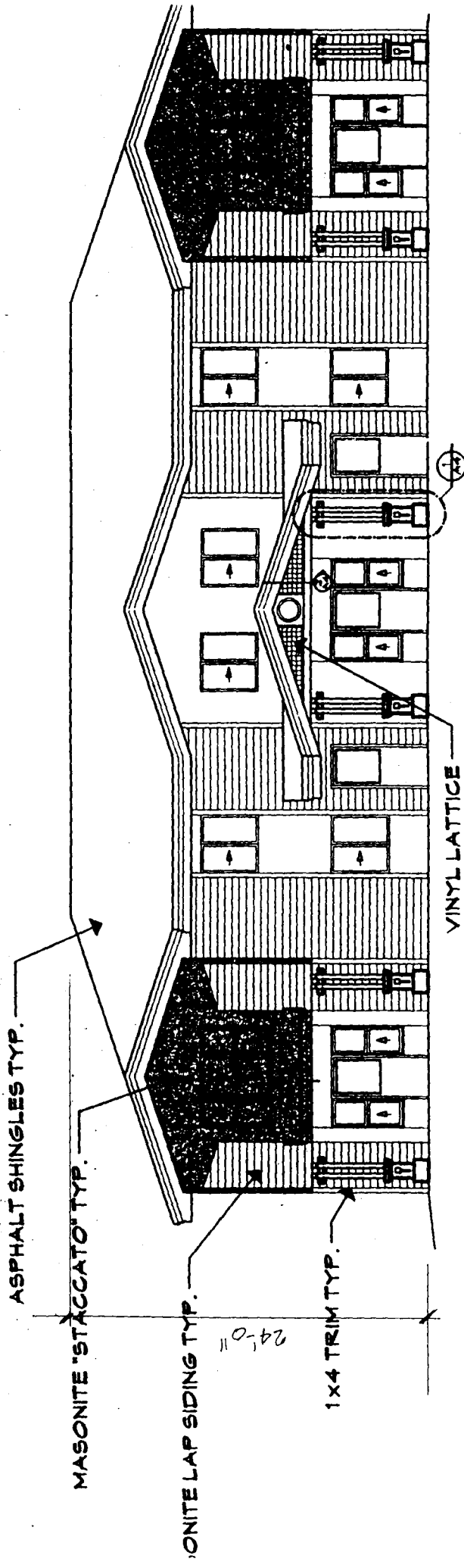


0.5%)

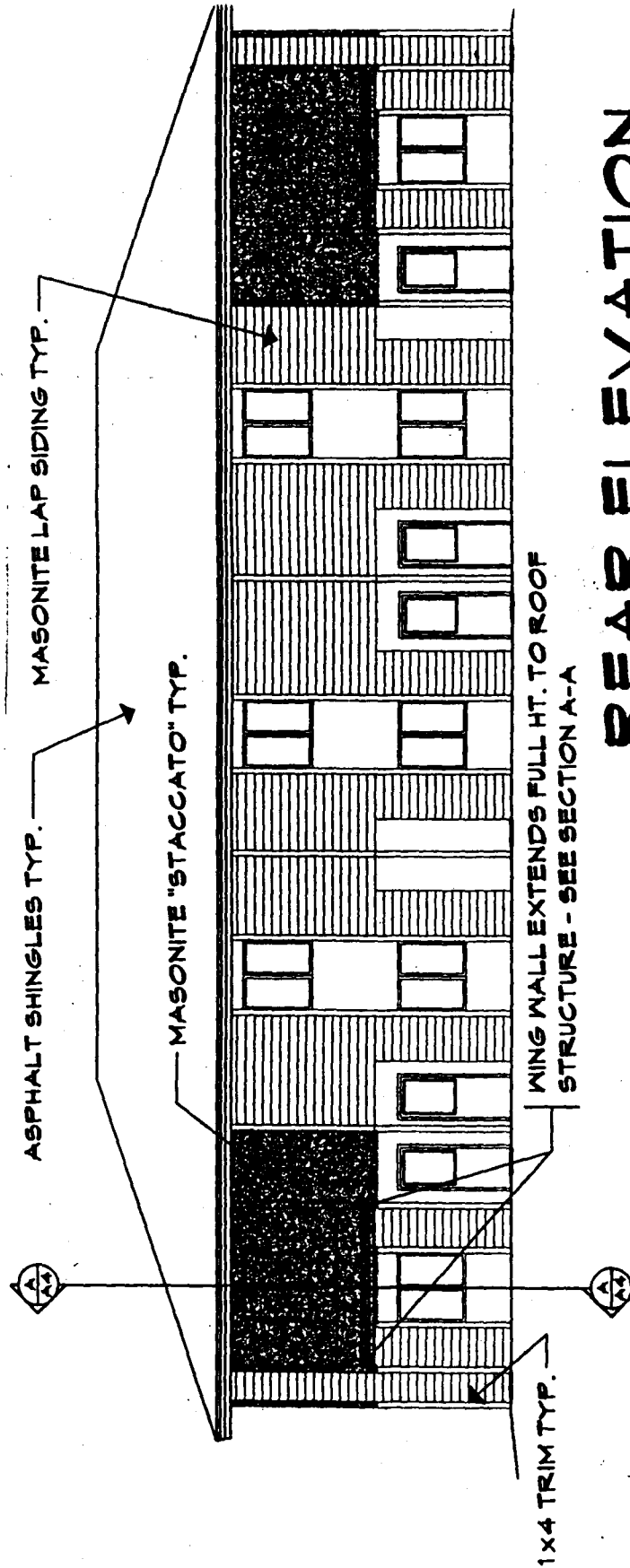
SEE DETAIL A1

100 YEAR WA

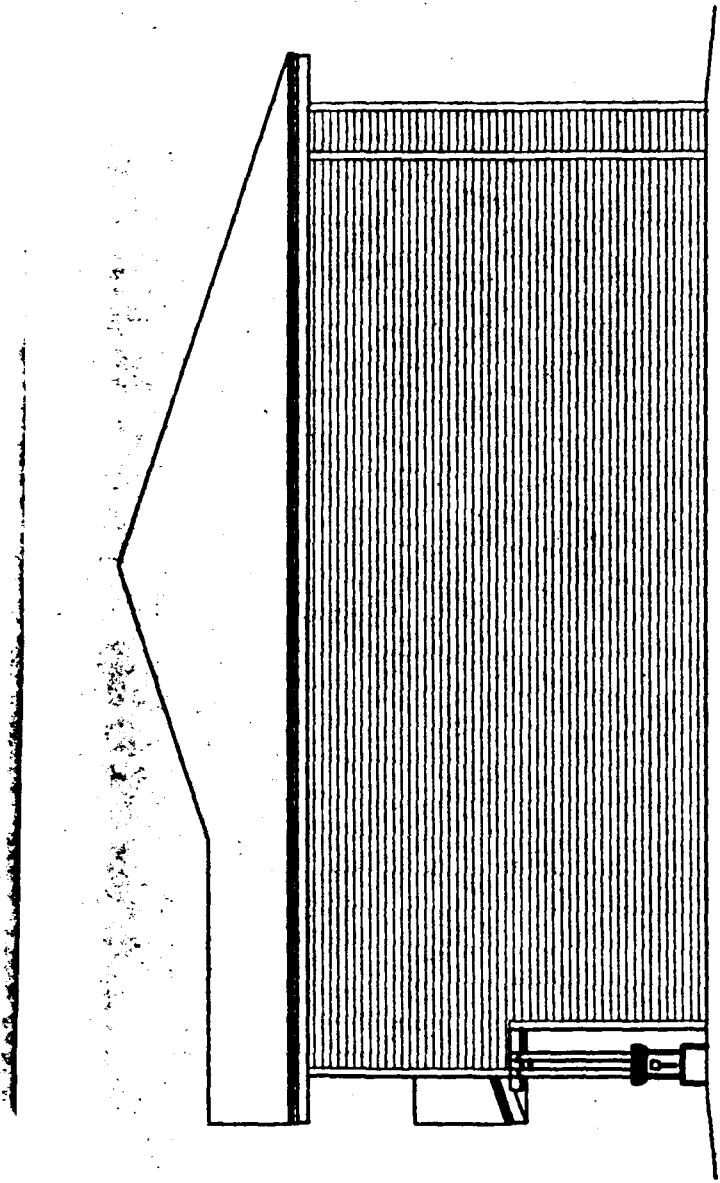
Just Companies Inc
245-931
2556 FRd A-E



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION