

Planning \$ <u>10.-</u>	Drainage \$ <u>    </u>
TCP \$ <u>500.-</u>	School Impact \$ <u>292.-</u>

BLDG PERMIT NO. 111179

**RESIDENTIAL**

**PLANNING CLEARANCE**

(~~site plan review, multi-family development, non-residential development~~)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2395 Pheasant Trail Ct TAX SCHEDULE NO. 2945-014-89-001  
 SUBDIVISION RIDGE ESTATES Pheasant Trail Ct SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1244  
 FILING      BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S)       
 (1) OWNER Just Companies, Inc NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (1) ADDRESS 826 21 1/2 Rd.  
 (1) TELEPHONE 970-245-9316 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT Just Companies, Inc USE OF ALL EXISTING BLDGS       
 (2) ADDRESS 826 21 1/2 Rd. GJ DESCRIPTION OF WORK & INTENDED USE:  
 (2) TELEPHONE 245-9316 single family detached

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-8 Landscaping / Screening Required: YES      NO       
 SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt 2  
     from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions: As per building envelope  
 Maximum Height      Genus Tract 10 Traffic Zone 21 Annx #       
 Maximum coverage of lot by structures     

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Sandra Bouldard Date 8/7/98

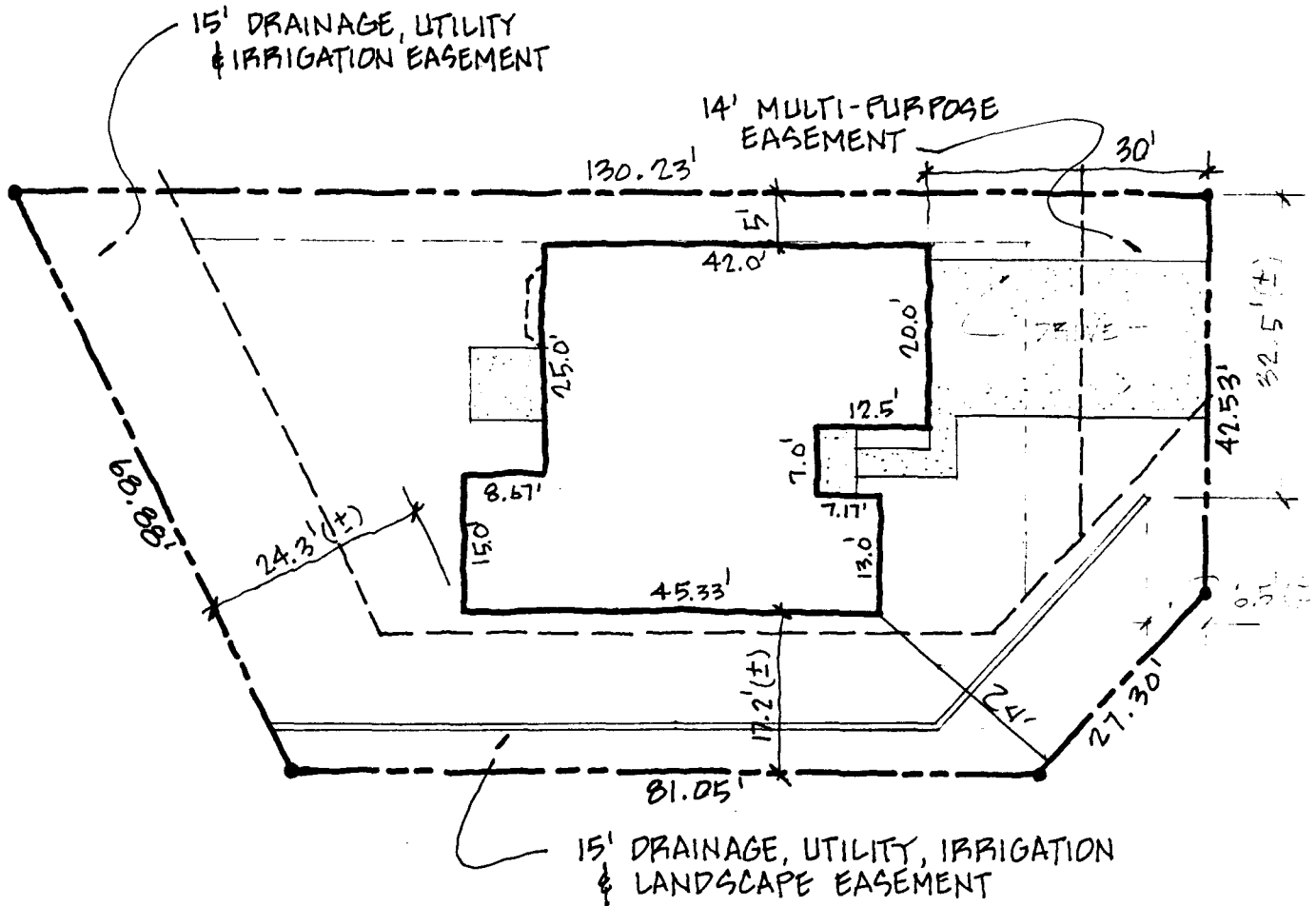
Department Approval K. Vidas for KA Date 8-24-98

Additional water and/or sewer tap fee(s) are required: YES X NO      W/O No. 11547

Utility Accounting Judy Shaper Date 8/25/98

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

ACCEPTED KV 8-25-98  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



2395 PHEASANT TRAIL COURT  
 PHEASANT RIDGE ESTATE  
 BLOCK 1 LOT 1  
PLOT PLAN  
 1" = 20'

*Driveway location is OK  
 Rick Davis  
 8-10-98*