

FEE \$	10, —
TCP \$	500, —
SIF \$	292, —



BLDG PERMIT NO. 661181

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 2440 Pheasant Hill Ct SCHEDULE NO. 2945-014-90-004

SUBDIVISION Pheasant Hill SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1802

FILING \_\_\_\_\_ BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Just Companies, Inc. NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 826 2 1/2 Rd.

(1) TELEPHONE 970-245-9316 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Just Companies, Inc. USE OF EXISTING BLDGS single family home.

(2) ADDRESS 826 2 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE 970-245-9316 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-8

Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt 2

Side 5' from PL Rear 15' from PL

Special Conditions per building envelope

Maximum Height \_\_\_\_\_

CENSUS 1402 TRAFFIC 8 ANNEX# \_\_\_\_\_

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 7/16/98

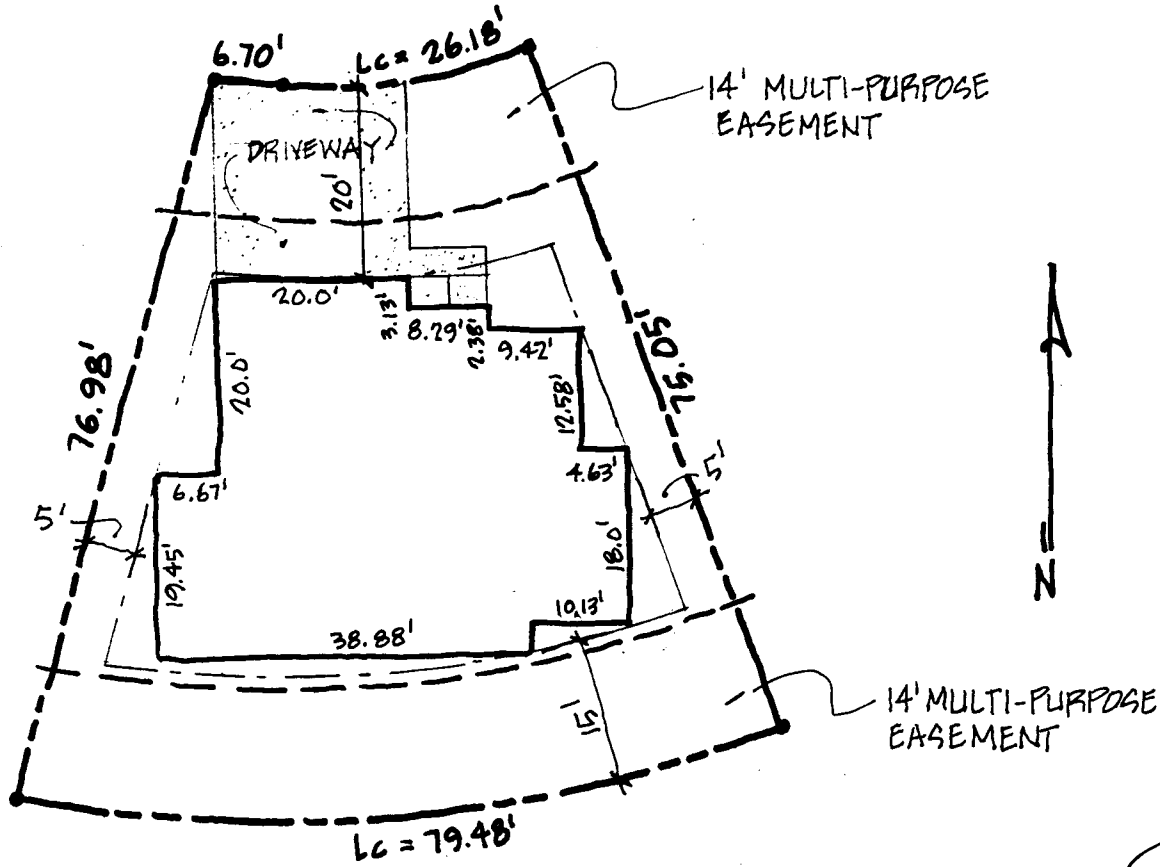
Department Approval K. Valdez per DT Date 8-17-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11532

Utility Accounting R. Raymond Date 8/17/98

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

PHEASANT TRAIL CT.



ACCEPTED XV 8-17-98 PLOT

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.

2440 PHEASANT TRAIL COURT  
PHEASANT RIDGE ESTATE  
 BLOCK 2 LOT 4  
PLOT PLAN

1" = 20'

DRIVEWAY LOCATION OK.  
 VL [Signature]  
 1/20/19