

FEE \$	10.5
TCP \$	500.-
SIF \$	292.-



BLDG PERMIT NO. U5337

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2445 Pheasant Ridge Ct SCHEDULE NO. 2945-014-89-016

SUBDIVISION Pheasant Ridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 242

FILING 5 BLK 1 LOT 18 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, HQ

(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, HQ DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE 245-9316 Single family detached 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 /

Maximum Height —

CENSUS 10 TRAFFIC 21 ANN# —

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 5/22/98

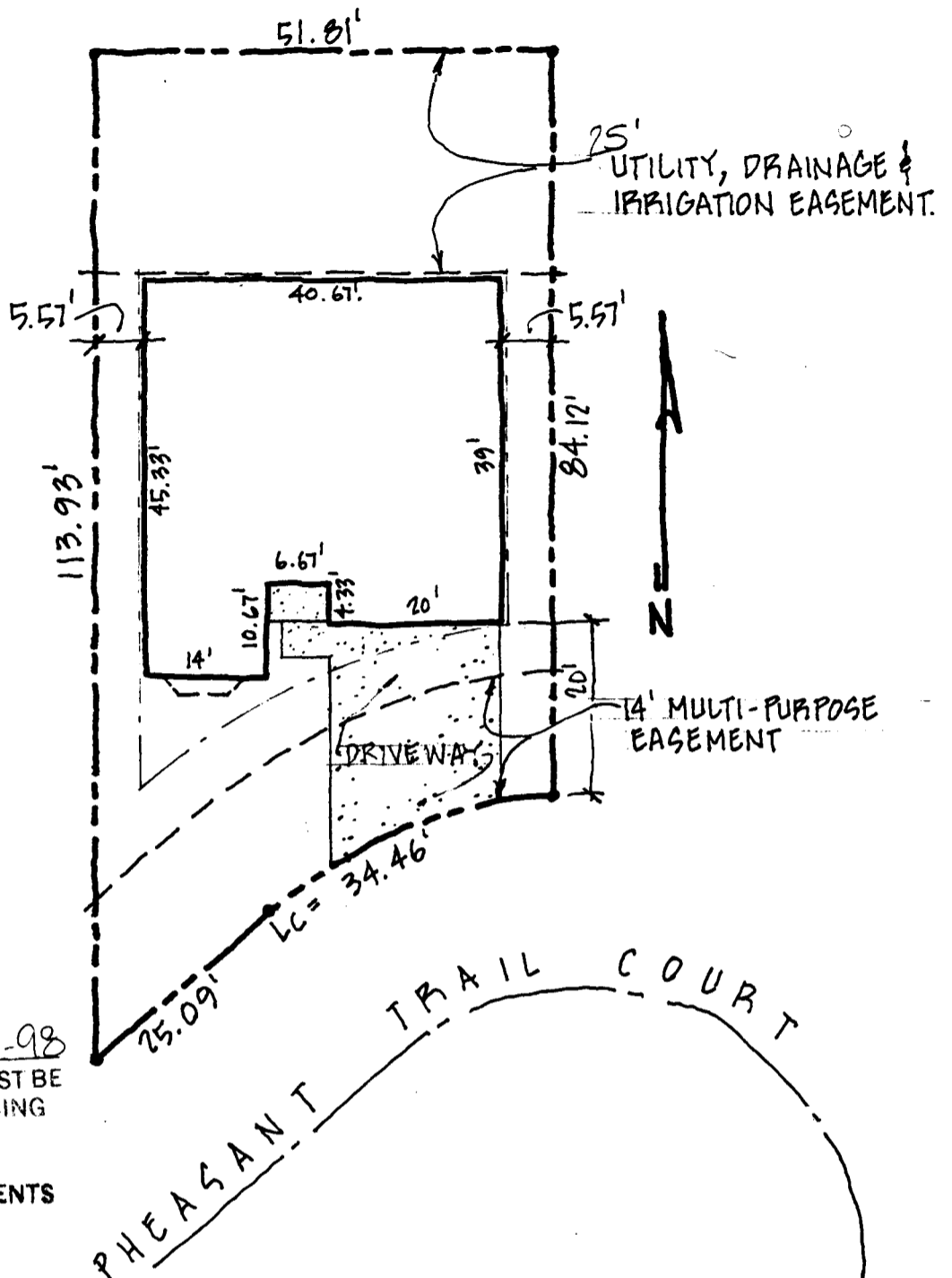
Department Approval X Valdes Date 5-27-98

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 11328

Utility Accounting D. Overholt Date 5-27-98

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)



ACCEPTED KV5-27-98
 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.

2445 PHEASANT TRAIL CT.
PHEASANT RIDGE ESTATE
 BLOCK 1 LOT 16
PLOT PLAN
 1" = 20"

DRIVEWAY LOCATION
 O.K.
W. Ashford
 5/26/98