

FEE \$	10.-
TCP \$	500.-
SIF \$	292.-



BLDG PERMIT NO. 64821

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2450 Pheasant Tr. Ct. TAX SCHEDULE NO. 2945-014-90-003
 SUBDIVISION PHEASANT RIDGE ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1254
 FILING _____ BLK 2 LOT 3 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 —
 (2) ADDRESS 826 2 1/2 RD DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-245-9316 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) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions Per bag envelope
 Maximum Height — CENSUS 1402 TRAFFIC 8 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 Bewland JustCo Date 4/30/98

Department Approval X Valdez Date 4-30-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11297

Utility Accounting Tracy Huff Date 4/30/98

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

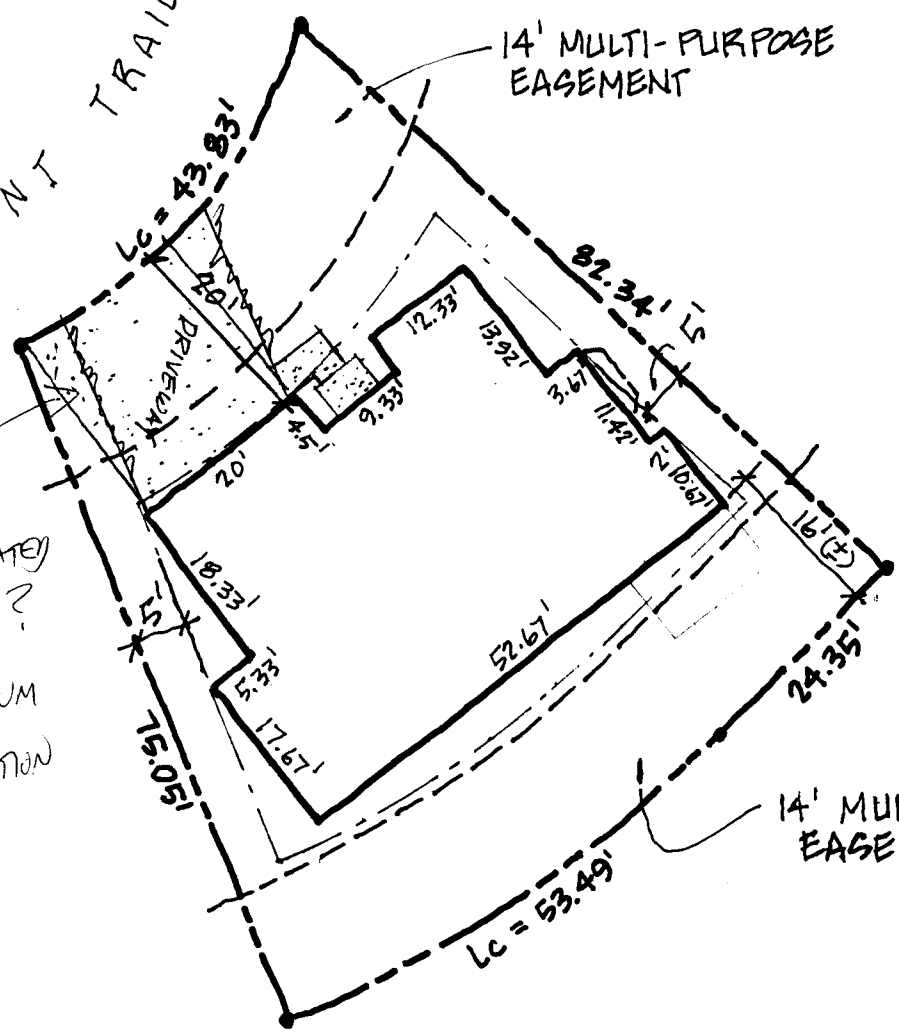
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PHEASANT TRAIL CT.

14' MULTI-PURPOSE EASEMENT

WHERE IS DRIVE LOCATED FOR 2440? NEED MINIMUM 10' SEPARATION

J. [Signature] 41797



ACCEPTED K.V. 4-30-98
 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.

2450 PHEASANT TRAIL CT.
PHEASANT RIDGE ESTATE
 BLOCK 2 LOT 3
PLOT PLAN
 1" = 20'