

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

= 802.-



BLDG PERMIT NO. 03659

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2485 Pheasant Trail TAX SCHEDULE NO. 2945-014-89-020

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

FILING _____ BLK 1 LOT 20 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. GJ

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

(2) APPLICANT Just Companies USE OF EXISTING BLDGS _____

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

(2) TELEPHONE 970-245-9316 new 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 Need to comply with building envelope

Maximum Height _____

CENSUS 10 TRAFFIC 21 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 for Just Co. Date 1-23-98

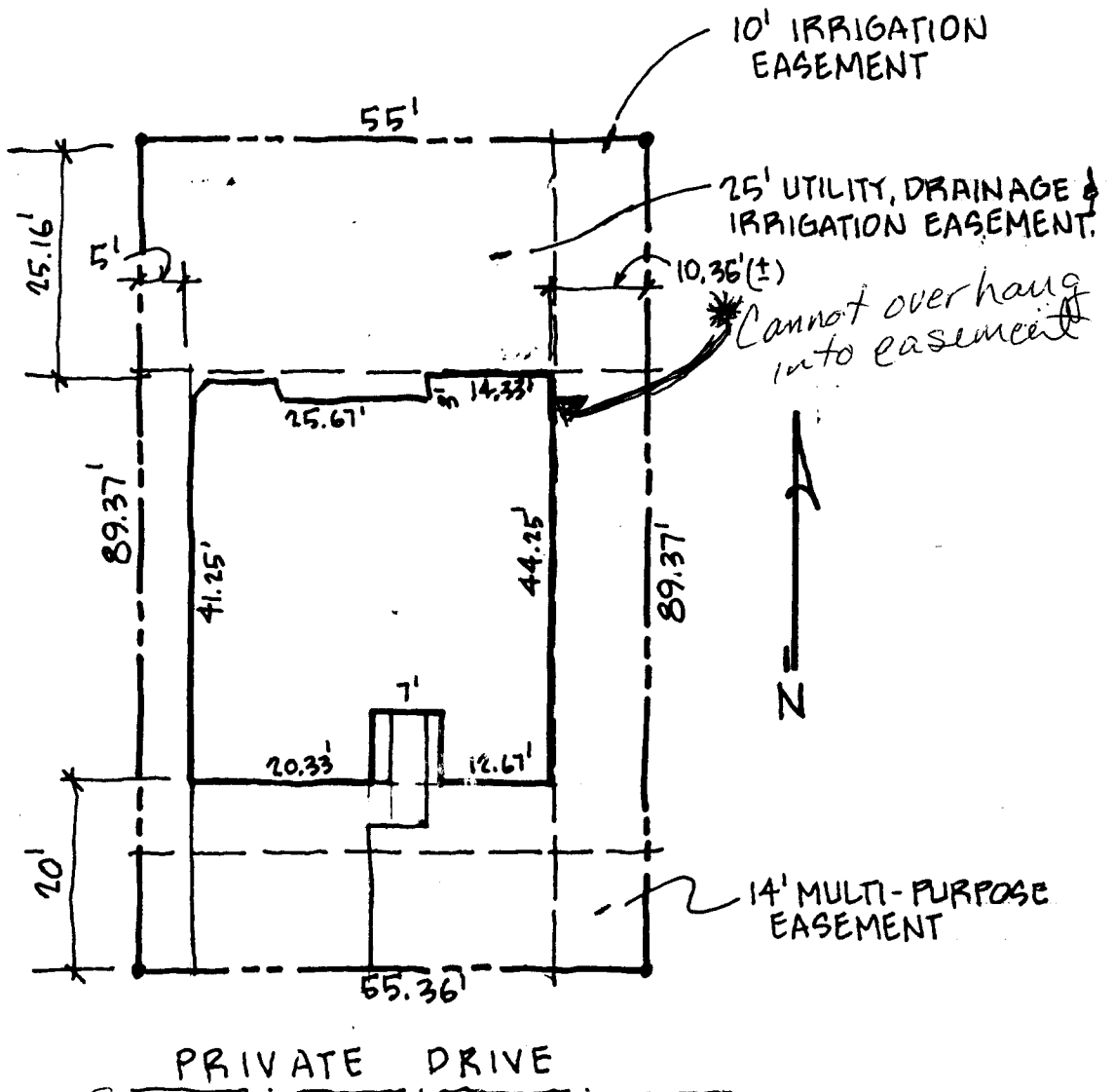
Department Approval Luca Costello Date 1-29-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10882

Utility Accounting Chick Date 1-29-98

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 *SLC 1-29-08*
 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.

2485 PHEASANT TRAIL CT
PHEASANT RIDGE ESTATE
 BLOCK 1 LOT 20
PLOT PLAN
 1" = 20'

DEWENAY LOCATION
 O.K.
 KCL *debbrek*
 1/26/08