

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



BLDG PERMIT NO. ~~64824~~ 64824

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 2490 Pleasant Tr. Ct. TAX SCHEDULE NO. 2945-014-90-001  
 SUBDIVISION PHEASANT RIDGE ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1123  
 FILING \_\_\_\_\_ BLK 2 LOT 1 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  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970-245-9316 USE OF EXISTING BLDGS —  
 (2) APPLICANT JUST COMPANIES, INC. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 826 2 1/2 RD SINGLE FAMILY DETACHED RESIDENCE  
 (2) TELEPHONE 970-245-9316

**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 As per bldg  
 Maximum Height — envelope  
 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 for Just Co Date 4/30/98  
 Department Approval K. Valdez Date 4-30-98

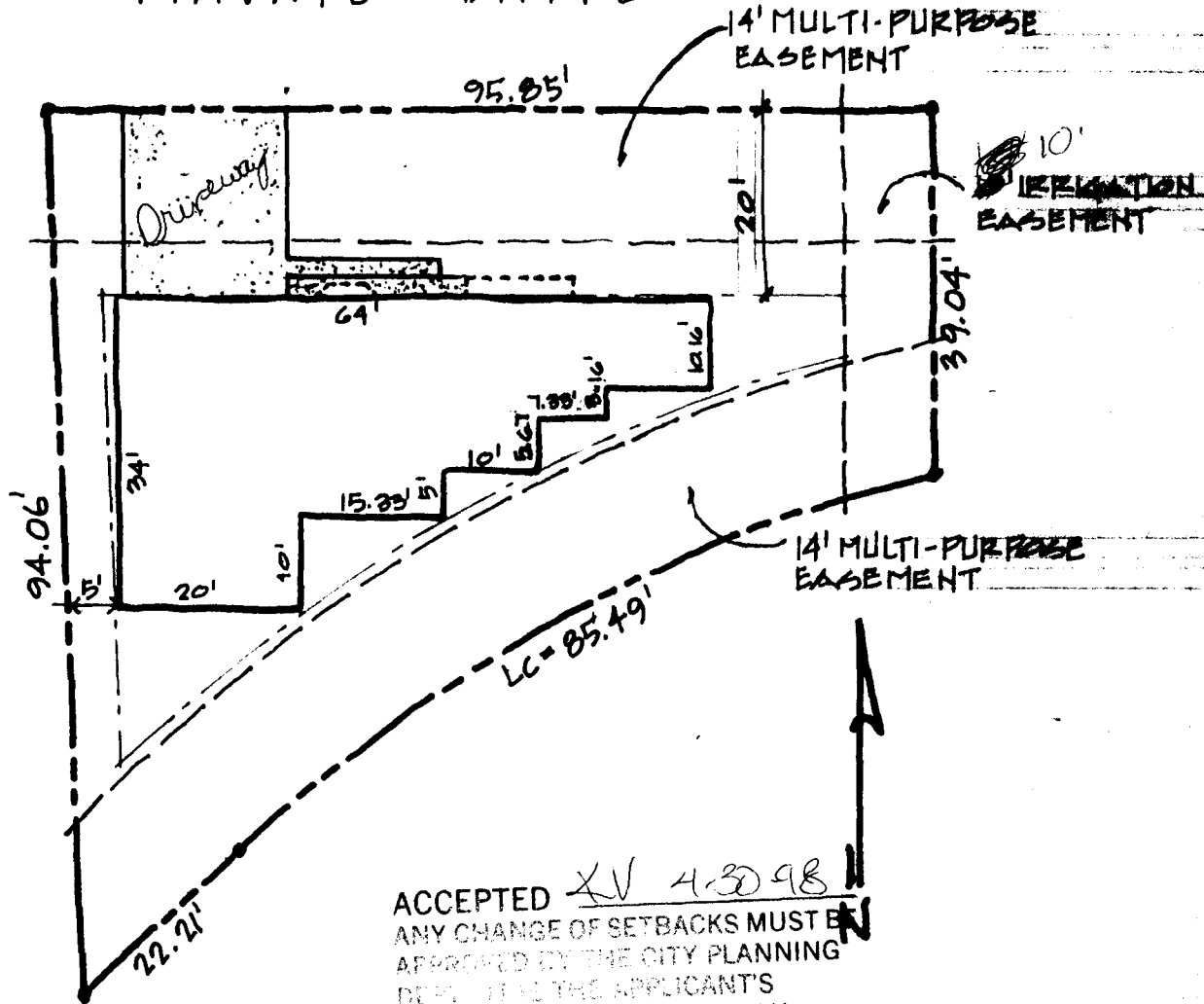
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. #11246

Utility Accounting Richardson 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)

PRIVATE DRIVE



ACCEPTED XV 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.

Driveway  
 Location ok  
*J. White*  
 4-17-98

2490 PHEASANT TRAIL CT.  
PHEASANT RIDGE ESTATE  
 BLOCK 2 LOT 1  
PLOT PLAN  
 1" = 20'