

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 69577

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

94

BLDG ADDRESS 2485 Jabarin Ct TAX SCHEDULE NO. 2701-33 423-004
 SUBDIVISION Pheasant Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1901
 FILING BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Grand Ridge Properties NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 I 70 Business Loop Grand Jct CO 81504
 (1) TELEPHONE 434-4616 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Great Services USE OF EXISTING BLDGS 0
 (2) ADDRESS 3032 I 70 Business Loop Grand Jct CO 81504 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 434-4616 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 RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS 9 TRAFFIC 4 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 [Signature] Date 3-4-99
 Department Approval [Signature] Date 4-15-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 89389

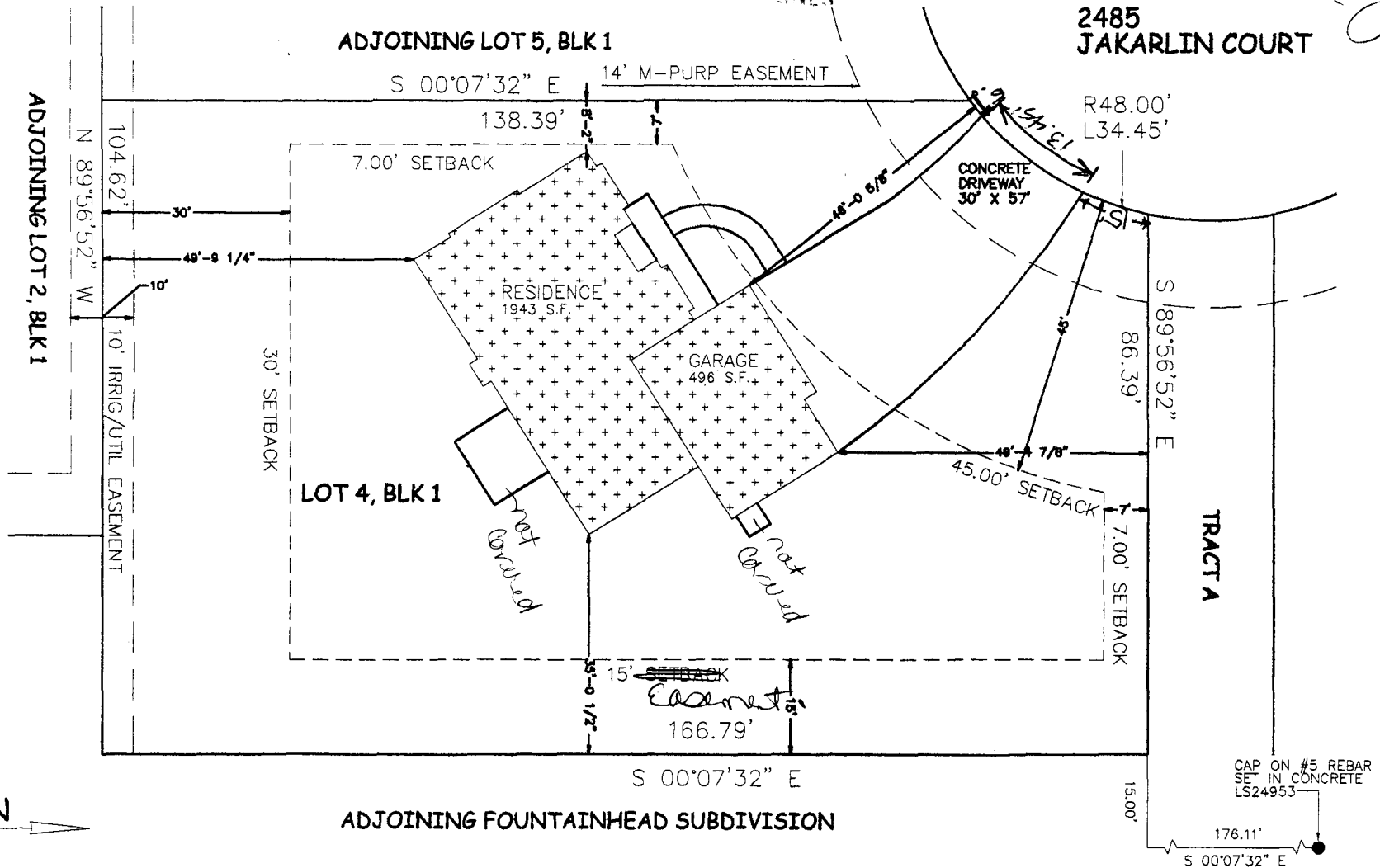
Utility Accounting [Signature] Date 4/15/99

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 *KV 4-15-99*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY OF
 DENVER, COLORADO, DEPT. OF
 RESIDENTIAL DEVELOPMENT
 LOCAL OFFICE, BY EASEMENTS
 AND PROPERTY LINES.

*Blawie OK
 North Platte
 4-14-99*



**PHEASANT MEADOWS
 LOT 4, BLOCK 1
 BLDG HT=25'-3"**

J

CAP ON #5 REBAR
 SET IN CONCRETE
 LS24953