

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 70009

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 12486 JAKARLINT CT TAX SCHEDULE NO. 2101-33-A23-003

SUBDIVISION PLEASANT MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x22

FILING BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 1393

(1) OWNER GRAND RIDGE PROPERTIES NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3032 1-70 BSNS LOOP
GRAND JCT. CO 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE _____ USE OF EXISTING BLDGS EXIST RESIDENCE

(2) APPLICANT WATER SERVICES DESCRIPTION OF WORK AND INTENDED USE:
3032 1-70 BUSINESS LOOP
GRAND JCT CO 81504 ROOM ADDITION

(2) TELEPHONE 434-4666

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 ANN# _____

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 Jack Clark LNH Date 5-06-99

Department Approval Ronnie Edwards Date 5-6-99

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

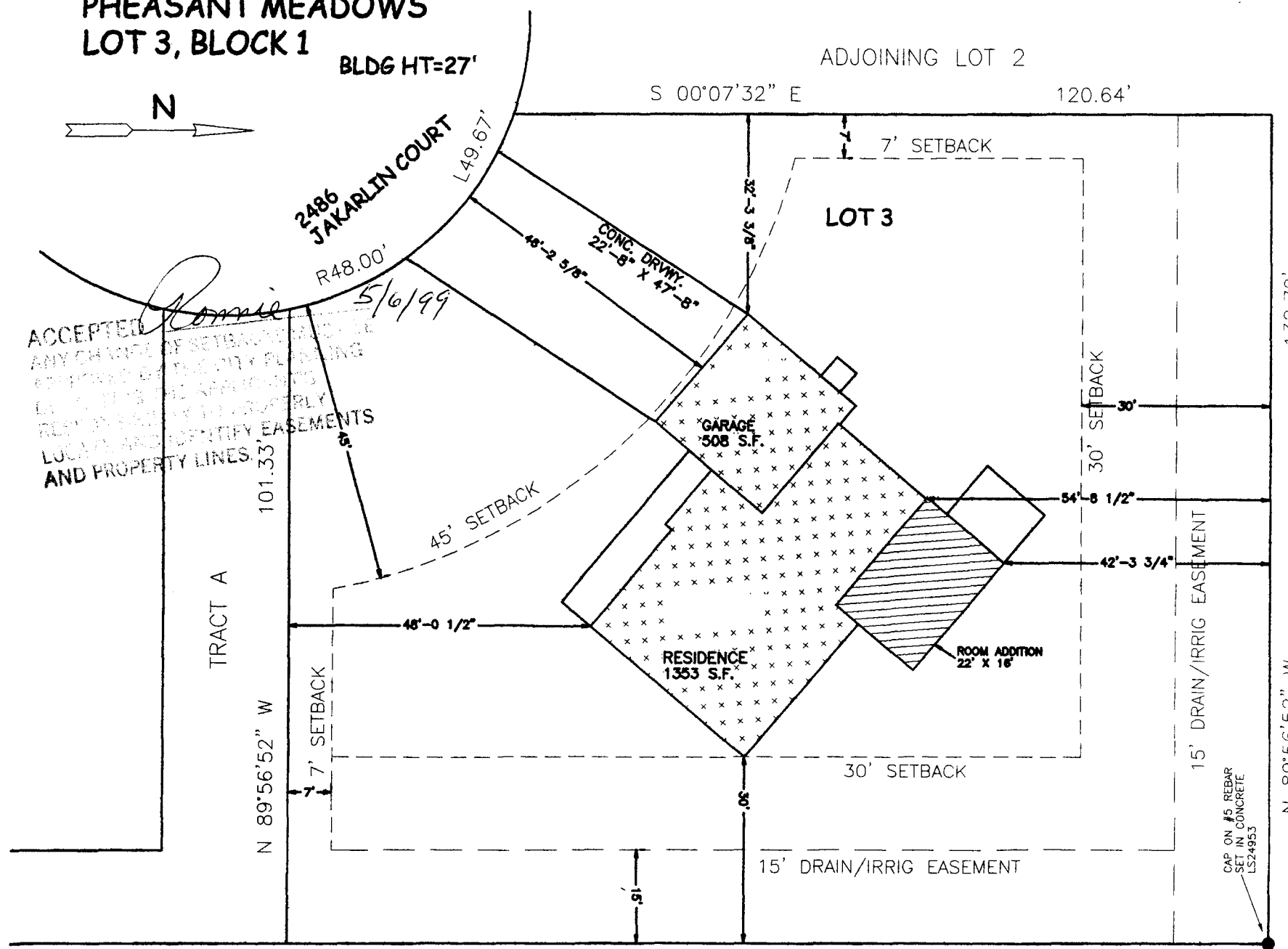
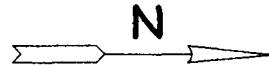
Utility Accounting Jenny [Signature] Date 5/6/99

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)

**PHEASANT MEADOWS
LOT 3, BLOCK 1**

BLDG HT=27'



ACCEPTED
ANY CHANGE OF SETBACK...
LOCAL AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Ronnie
5/6/99

2486
JAKARLIN COURT
L49.67'
R48.00'

ADJOINING LOT 2

LOT 3

GARAGE
508 S.F.

RESIDENCE
1353 S.F.

ROOM ADDITION
22' X 16'

S 00°07'32" E

156.11'

FOUNTAINHEAD SUBDIVISION

132.79'

FOUNTAINHEAD SUBDIVISION

N 89°56'52" W

CAP ON #5 REBAR
SET IN CONCRETE
LS24953

TRACT A

101.33'

N 89°56'52" W

7' SETBACK

45'-0 1/2"

45' SETBACK

48'-2 5/8"

CONC. DRWY.
22'-8" X 47'-8"

32'-3 3/8"

7' SETBACK

30' SETBACK

30'

54'-8 1/2"

42'-3 3/4"

30' SETBACK

15' DRAIN/IRRIG EASEMENT

15' DRAIN/IRRIG EASEMENT