

FEE \$	10 ⁻
TCP \$	-
SIF \$	292 ⁻



BLDG PERMIT NO. 70009

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2486 Jakoblin Ct TAX SCHEDULE NO. 2701-33-423-003
 SUBDIVISION Pheasant Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1353
 FILING BLK 1 LOT 3 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 E. 70 Business Loop
Grand Jet CO 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-4616
 (2) APPLICANT Great Services USE OF EXISTING BLDGS Single Family
 (2) ADDRESS 3032 E. 70 Business Loop
Grand Jet 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 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 J. H. Park CM GNH Date 3-23-99
 Department Approval K. Valdez Date 4-15-99

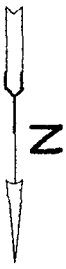
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12115

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)

**PHEASANT MEADOWS
LOT 3
BLDG HT=27'**



*Drive Oil
with Pump
3-23-99*

TRACT A

N 89°56'52" W 101.33'

20'

7' SETBACK

43'-10 3/4"

45' SETBACK

4'-9" 0"

2486
JAKARLIN COURT
22'-8" 1/8"

CONG. DRWY.

LOT 3

7' SETBACK

S 00°07'32" E

ADJOINING LOT 2

*Comme 4/23/99
Paviment
skay*

RESIDENCE
1353 S.F.

GARAGE
508 S.F.

not covered

*15' SETBACK
Paviment*

30' SETBACK

38'-10 1/8"

30'

CAP ON #5 REBAR
SET IN CONCRETE
LS24953

N 89°56'52" W 132.79'

FOUNTAINHEAD SUBDIVISION

S 00°07'32" E

FOUNTAINHEAD SUBDIVISION

156.11'

ACCEPTED 4-15-99
ANY CHANGES TO THIS PLAN
MAY BE MADE AT THE DISCRETION OF THE
CITY ENGINEER
DATE: 4/15/99
BY: [Signature]
120,641 [Signature]