

DATE SUBMITTED: 8-28-89

PERMIT # 33890

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3009 Phesant Run

SQ. FT. OF BLDG: 1500

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 10,640

FILING # 5 BLK # 16 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-014-19-018

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

1

PROPERTY OWNER: Bob Jenkins

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 3009 Phesant Run

Residence

PHONE: 241-6175

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

Add sunroom

FOR OFFICE USE ONLY

ZONE: RS6-5

FLOODPLAIN: YES NO

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Must be approved by Spring Valley Arch. Committee

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

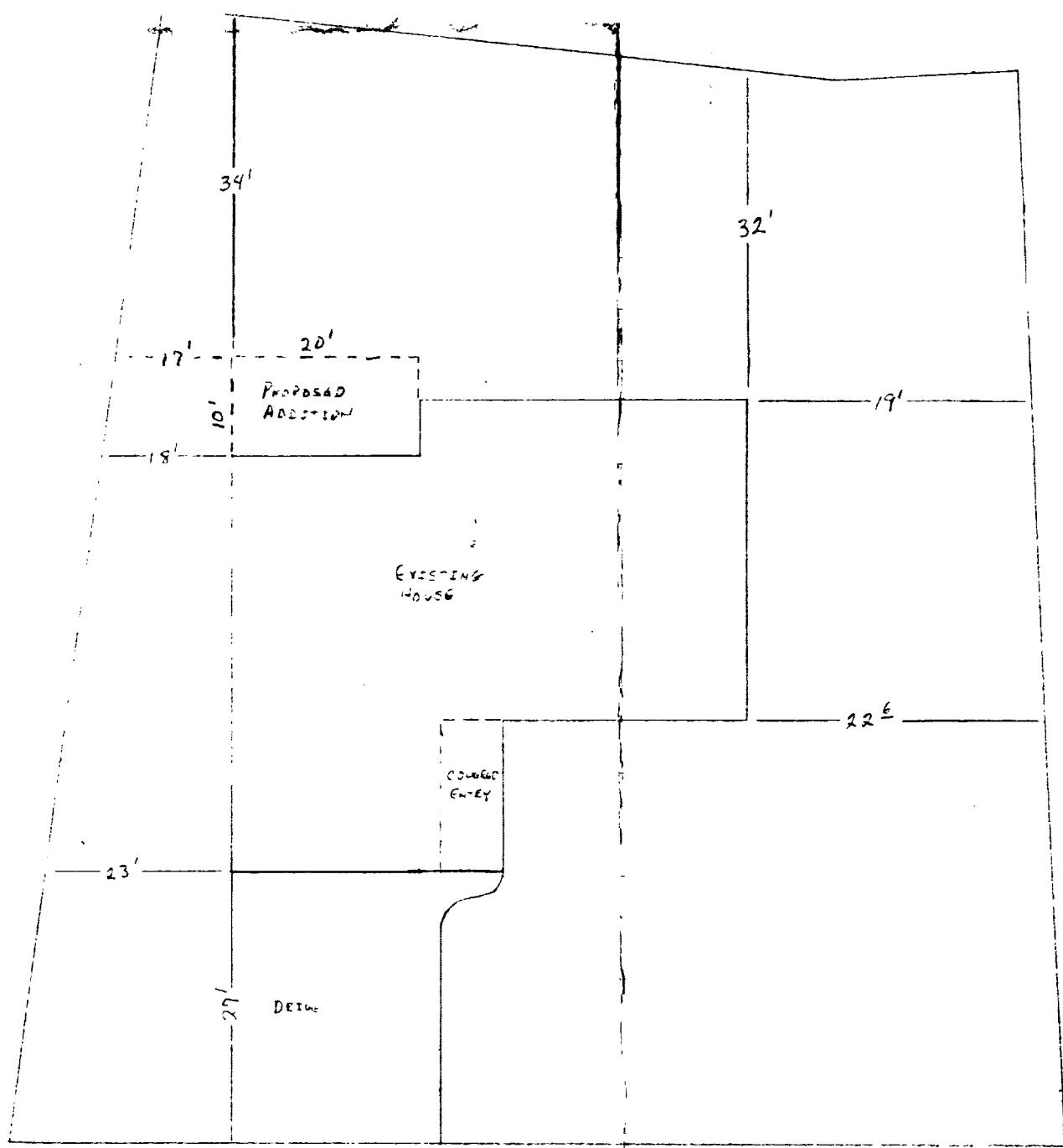
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8/29/89

APPROVED BY: Linda Weitzel

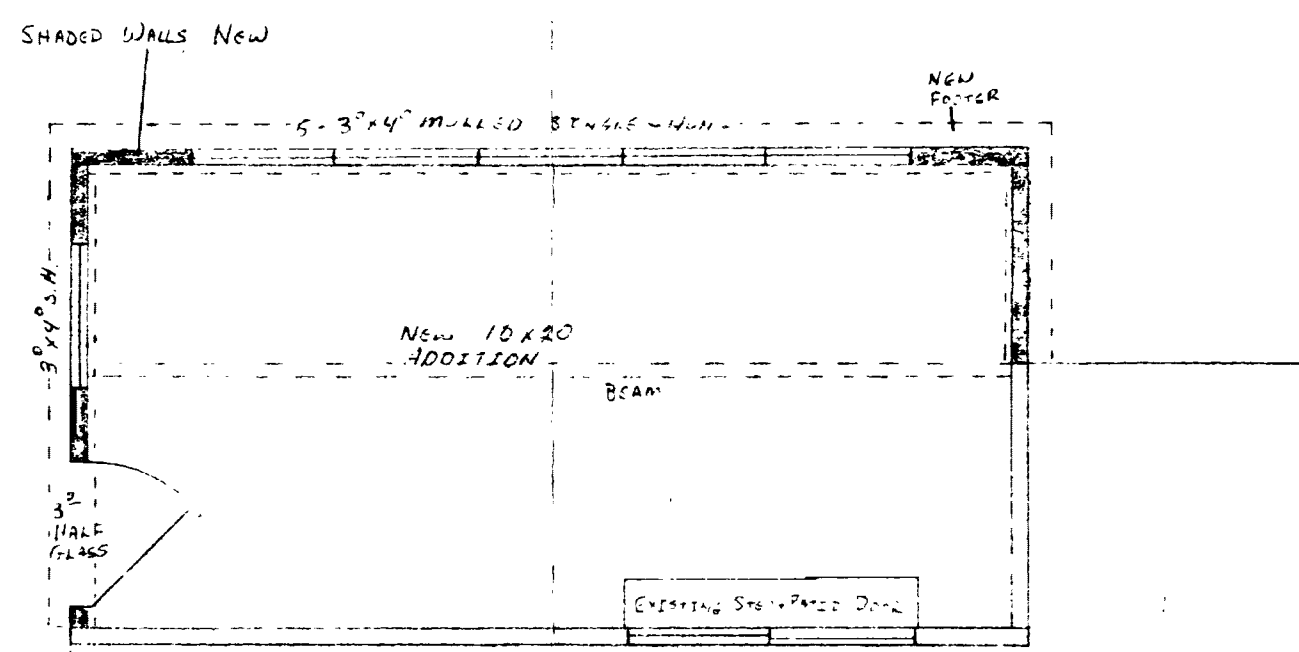
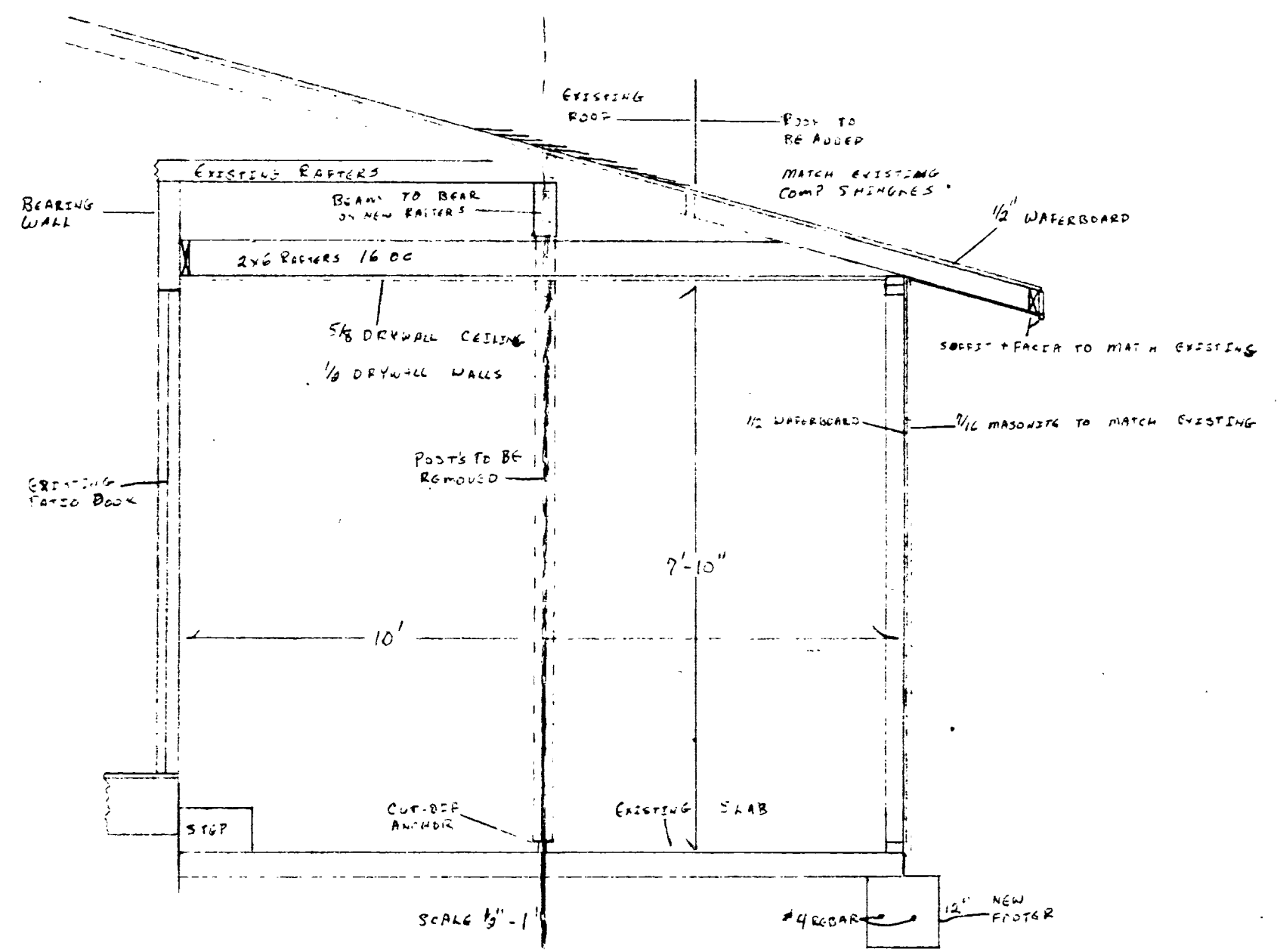
Robert Hilgendorf
SIGNATURE



NOT TO SCALE

PHEASANT RUN

ACCEPTED 8/29/89
 ANY DIMENSIONS ON THIS DRAWING MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE 1/4" = 1'

1 BOB JENKINS RESIDENCE		
3009 PHEASANT RUN	SCALE	DRAWN BY H. JENSEN
		REVISED
DATE 8-23-89	APPROVED BY	DRAWING NUMBER

MADE IN U.S.A.