

DATE SUBMITTED: 8/8/91

PERMIT NO. 39485

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 3025 PHEASANT RUN ST.

SQ. FT. OF BLDG: 48

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: 7,668

FILING NO. 5 BLK NO. 6 LOT NO. 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2975-014-19-017

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: ROGER MARTIN

USE OF EXISTING BUILDINGS: RESIDENCE

ADDRESS: 3025 PHEASANT RUN ST

DESCRIPTION OF WORK AND INTENDED USE: STORAGE ROOM + PATIO

TELEPHONE: 243-2280

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-5

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO X

SIDE 5' REAR 25'

CENSUS TRACT: 10

MAXIMUM HEIGHT 32'

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and 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.

Kristen L. Caldwell
Department Approval
8/8/91
Date Approved

Dwayne Martin
Applicant Signature
8-8-91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

PHEASANT RUN ST

N

10' EASEMENT

9'-5.5"

EXISTING HOUSE

7'-4"

NEW STORAGE

5'-0"

NEW SIDE WALK

NEW CONC. SLAB FOR PATIO

9'-0"

ACCEPTED KKA 8/8/91
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.

47'-0"

30'-0"

10' EASEMENT

