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BLDG PERMIT NO. 51870

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



3022-0610-031

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3025 Pheasant Run ST TAX SCHEDULE NO. 2945-014-19-017

SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 196ft²

FILING 5 BLK 6 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1628ft²

(1) OWNER Roger L. & Javine F. Martin NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3025 Pheasant Run st NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-2280 USE OF EXISTING BLDGS house

(2) APPLICANT Roger L. Martin DESCRIPTION OF WORK AND INTENDED USE: add on

(2) ADDRESS 3025 Pheasant Run st 14' x 14' screened patio

(2) TELEPHONE 243-2280

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____

Side 5' from PL Rear 25' from PL

Maximum Height 32' CENS.T. 10 T.ZONE 21 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Roger L. Martin Date 4/19/95

Department Approval Ronnie Edwards Date 4-19-95

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

Utility Accounting Mellie Fowler Date 4-19-95

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)

IMPROVEMENT LOCATION CERTIFICATE

ADDRESS: 3025 Pheasant Run Street, Grand Junction, Colorado 81506

TITLE ("LEGAL") DESCRIPTION: Lot 2 in Block 6 of REPLAT OF LOTS 1 THRU 14 AND LOT 28, BLOCK 5, LOTS 1 THRU 7, BLOCK 6, LOTS 5 AND 6, BLOCK 9, AND LOTS 1 THRU 7, BLOCK 10, PHEASANT RUN, SPRING VALLEY-FILING NO. FIVE, Mesa County, Colorado

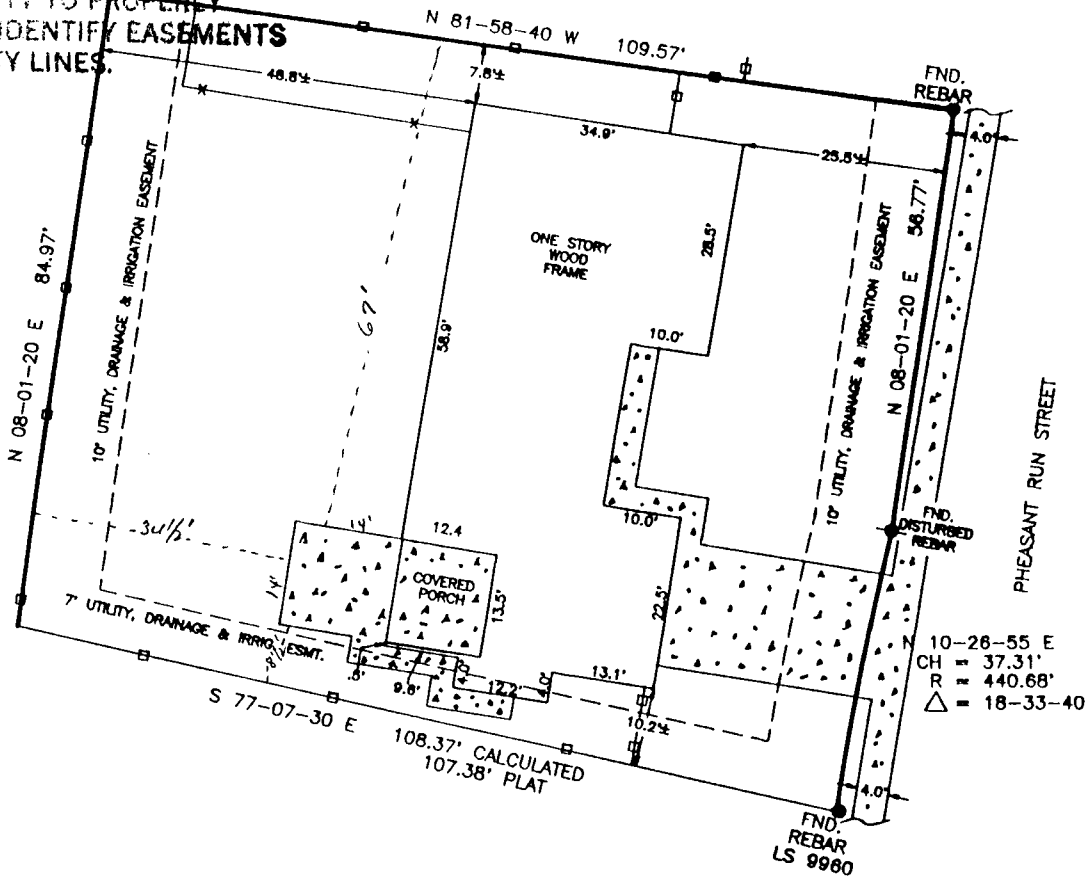
TITLE CO. & No.: Abstract & Title #890872
 ACCOUNT: Roger L. Martin and Javine F. Martin, as Joint Tenants
 FLOOD PLANE: Not in flood plane



ACCEPTED *Bonnie Edwards 4/19/95*
 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.

LEGEND

- FENCES: 1) BOARD/BLOCK
- 2) WIRE/CHAIN LINK
- CONCRETE:
- WOOD DECK:
- FND. SURVEY MON.



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Centennial Savings Bank THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 12-19-91 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

Lee J. McCutchen
 LEE J. McCUTCHEN, COLORADO L.S. No. 24321



Daggett Surveying, Inc.

2487 Industrial Blvd. Suite 2 Grand Junction, CO 81506
 Ph. (308) 242-0801

SURVEYED BY:	B.M.\C.R.	DATE SURVEYED:	12-19-91
DRAWN BY:	R.T.B.	DATE DRAWN:	12-19-91
REVISION:		SCALE:	1" = 20'