

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 63636

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2525 Pheasant Run Cir TAX SCHEDULE NO. 2945-014 09-043  
 SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 FILING — BLK 5 LOT 12 SQ. FT. OF EXISTING BLDG(S) 2208  
 (1) OWNER Andrew J. & Lona M. Grillos NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2525 Pheasant Run Cir  
 (1) TELEPHONE 256-7924 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT [Signature] USE OF EXISTING BLDGS g  
 (2) ADDRESS [Signature] DESCRIPTION OF WORK AND INTENDED USE: Hobby  
 (2) TELEPHONE — Work Shop (NO PLUMBING)

**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-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  
 Side 3' from PL Rear 10' from PL Special Conditions except when  
 \* to care easements are greater  
 Maximum Height 32' roof cannot overhang on easements  
 CENSUS — TRAFFIC — 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 Andrew J. Grillos Date 1/22/98  
 Department Approval [Signature] Date 1-22-98

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

Utility Accounting [Signature] Date 1/22/98

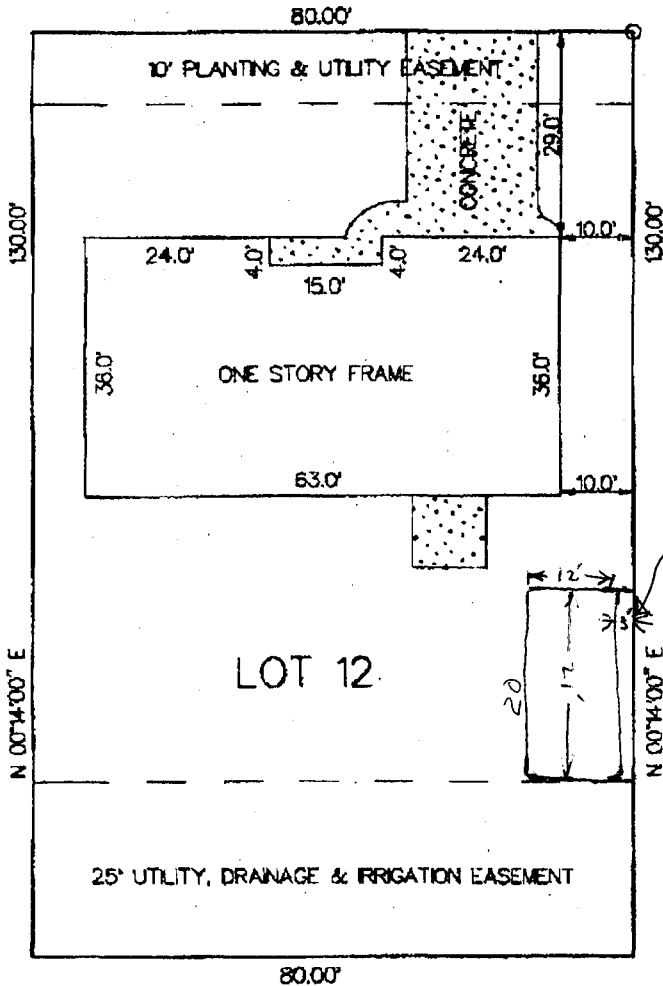
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**IMPROVEMENT LOCATION CERTIFICATE**

2525 PHEASANT RUN CIRCLE

**PHEASANT RUN CIRCLE**



ABSTRACT & TITLE #899190  
GRILLOS ACCT.

LOT 12 IN BLOCK 5 OF THE  
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. 5,  
MESA COUNTY, COLORADO.

*315 to rowe \**



SCALE: 1" = 20'

*Boone 11/22/98*

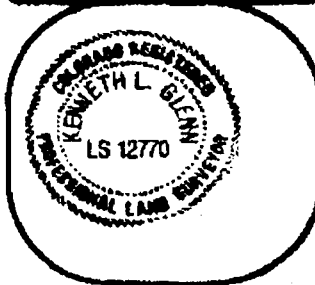
ACCEPTED  
ANY CHANGE OF SE BACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MAIN STREET MORTGAGE  
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED 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 11/06/97 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.

● = FOUND PIN

*Kenneth L. Glenn*  
KENNETH L. GLENN R.L.S. 12770



**SURVEYIT**

PHONE: 970-245-3777 FAX: 241-4847



by **GLENN**

MAILING:  
2754 COMPASS DRIVE  
SUITE 185  
GRAND JUNCTION, CO. 81508

SURVEYED BY:	K.G.	DATE SURVEYED:	11/06/97
DRAWN BY:	J.H.	DATE DRAWN:	11/06/97
REVISION:		SCALE:	1" = 20'