FEE \$ 10.00 PLANNING CI					
TCP \$ Ø (Single Family Residential and Community Develop) SIF \$ Ø Community Develop)					
	Your Bridge to a Better Community				
BLDG ADDRESS 2919 Phepsport Runs	SQ. FT. OF PROPOSED BLDGS/ADDITION				
TAX SCHEDULE NO. 2945-014-19-021	SQ. FT. OF EXISTING BLDGS 2418				
SUBDIVISION SPRING Volley	TOTAL SQ. FT. OF EXISTING & PROPOSED 250				
FILING BLK LOT	NO. OF DWELLING UNITS:				
1) OWNER Scott ANKer	Before: After: this Construction NO. OF BUILDINGS ON PARCEL				
(1) ADDRESS 2918 Philosont Run ST	Before: <u>2</u> After: <u>2</u> this Construction				
(1) TELEPHONE 242-4201 241-7869	USE OF EXISTING BUILDINGS House + Sheel				
(2) APPLICANT Scott Ankler	DESCRIPTION OF WORK & INTENDED USE				
(2) ADDRESS 2919 Pheasant RUN ST	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)				
(2) TELEPHONE 242-4501	Manufactured Home (HUD) Other (please specify)				
REQUIRED: One plot plan, on 8 ½" 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 RMF-5	Maximum coverage of lot by structures0070				
SETBACKS: Frontfrom property line (PL)	Permanent Foundation Required: YESNO X				
or from center of ROW, whichever is greater Side 3^{\prime} from PL, Rear 5^{\prime} from Pl	Parking Req'mt				
	Special Conditions				
Maximum Height 35	CENSUS TRAFFIC ANNX#				

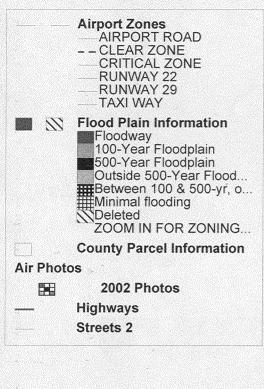
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; Lagree 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 processarily be limited to pon-use of the building(s).

	/	3(-)	
Applicant Signature Cart R. We		Date //	16/03
Department Approval C Tays Julie	on	Date	16/03
	VEO		MON OF Chains
Additional water and/or sewer tap fee(s) are required:	YES	NQ	W/O No. No chan
Utility Accounting		Date /// 🕻	03
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(Section 9-3-2C G	rand Juriction Zo	ning & Development Code)

(White: Planning) (Yellow: Customer)	(Pink: Building Department)	(Goldenrod: Utility Accounting)
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City of Grand Junction GIS Zoning Map









1/16/03

APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S ESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES