

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | _____ |
| SIF \$ | _____ |

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

| | |
|-----------------|-------|
| BLDG PERMIT NO. | 87735 |
|-----------------|-------|



Your Bridge to a Better Community

BLDG ADDRESS 2932 PHEASANT RUN SQ. FT. OF PROPOSED BLDGS/ADDITION 225

TAX SCHEDULE NO. 2945 014 21 024 SQ. FT. OF EXISTING BLDGS 1980

SUBDIVISION SPRING VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED 2205

FILING _____ BLK 10 LOT 5 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER LYNN + CHERYL JACOBS NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2932 PHEASANT RUN USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE 242-9211 DESCRIPTION OF WORK & INTENDED USE 15'x15' Room
10x8 DECK

(2) APPLICANT SB CONSTRUCTION (SCOTT) TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2520 ORCHARD CT

(2) TELEPHONE 256-0869 260-3042

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 RMF-5 Maximum coverage of lot by structures 60

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5 from PL, Rear 25 from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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; 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 [Signature] Date 1-10-03

Department Approval [Signature] Date 1/10/03

| | | | |
|--|--------------------|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting | <u>[Signature]</u> | | Date <u>1/10/03</u> |

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)

PROPERTY IMPROVEMENT CERTIFICATE

2932 PHEASANT RUN STR.

PHEASANT RUN STREET
(ASPHALT)

2" CURB & GUTTER

WALK

10' PLANTING & UTILITY
EASEMENT

N 07° 58' 51" E
CH = 91.86'
R = 144.00

DRIVEWAY

BRICK & WOOD FRAME
WITH BASEMENT

12' WOODEN
PATIO

LOT 5

BLOCK TEN

10' UTILITY, DRAINAGE &
IRRIGATION ESMT.

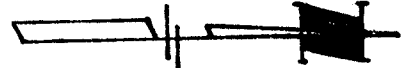
ACCEPTED
1/10/03
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND UTILITIES.

7' UTILITY, DRAINAGE
& IRRIGATION ESMT.

PROPOSED

15' x 15'
Room

10 x 28'
Deck



SCALE 1" = 20'
PIN FOUND

LEGAL DESCRIPTION
LOT 5, BLOCK TEN PHEASANT RUN, SPRING VALLEY
FILING NO. FIVE
MESA COUNTY, COLORADO

SURVEYOR'S CERTIFICATE