

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

15749-10019

BLDG ADDRESS 2150 Apple Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 308
TAX SCHEDULE NO. 2945-014-15-030 SQ. FT. OF EXISTING BLDGS 2358
SUBDIVISION Pheasant Run Spring Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 2664
FILING 6 BLK 7 LOT 30
NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) OWNER Hollis Becker
(1) ADDRESS 2150 Apple Ct USE OF EXISTING BUILDINGS Single Family
(1) TELEPHONE 242-5671 DESCRIPTION OF WORK & INTENDED USE add onto existing garage
(2) APPLICANT Cal Bilger TYPE OF HOME PROPOSED:
(2) ADDRESS 2551 G 1/2 Rd Site Built Manufactured Home (UBC)
(2) TELEPHONE 250-6188 Manufactured Home (HUD)
 Other (please specify) _____

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 _____
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 2
Maximum Height 35' Special Conditions _____
CENSUS _____ TRAFFIC _____ ANN# _____

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).

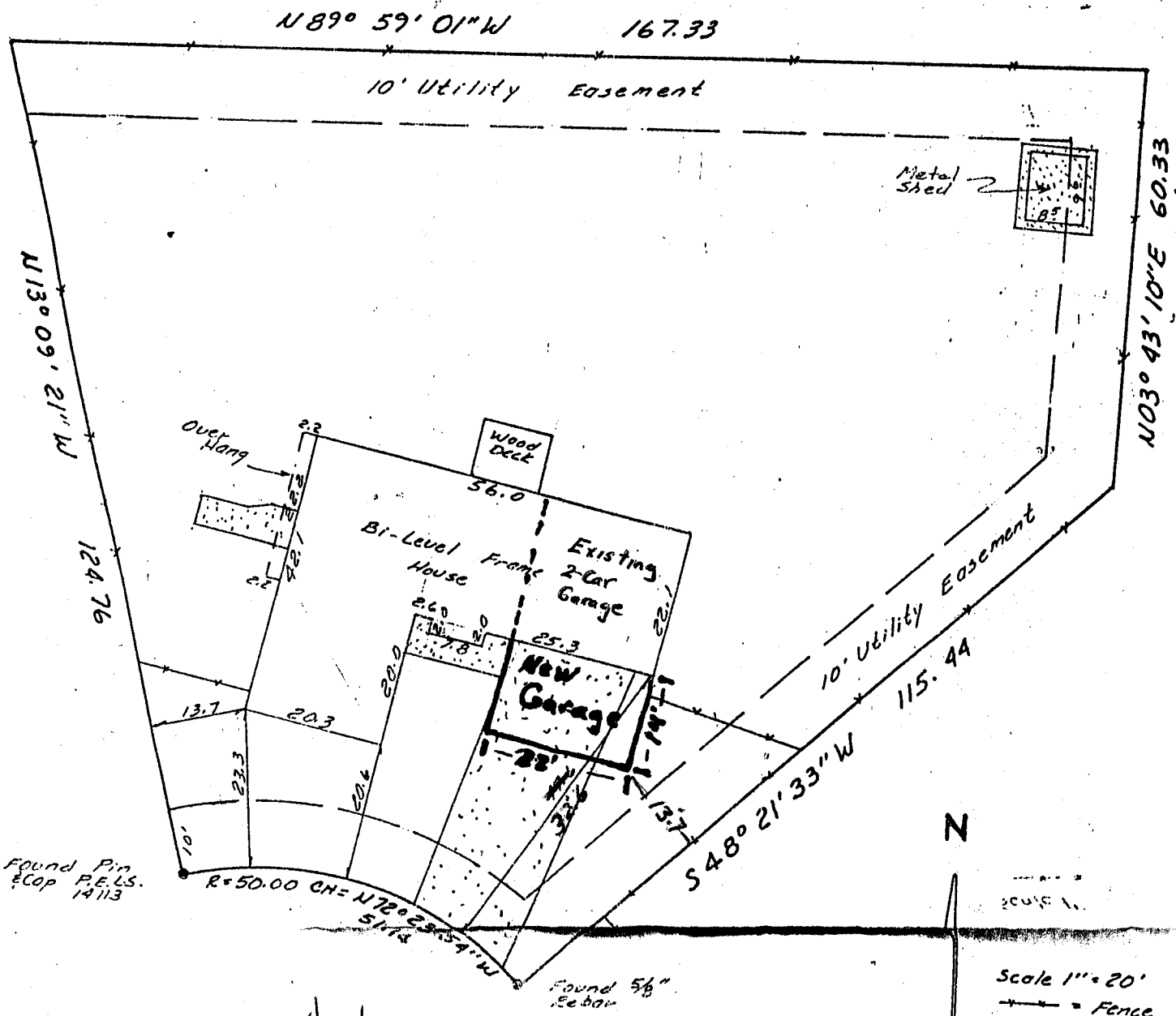
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Cal Bilger Date 8-24-04
Department Approval C. J. Hall Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Extension</u>
Utility Accounting	Date <u>8/24/04</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)



Found Pin
E.Cop P.E.L.S.
14113

Found 5/8"
Rebar

Scale 1" = 20'
Fence

ACCEPTED *Staylor*
Leys Hall
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.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 2150 Apple Court, Lot 30 Block 7, Phasant Run Spring Valley Filling, No. Six,
County of Mesa and State of Colorado.

Tax # 2945-014-15-030