

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 3025 PHEASANT RUN ST
 Parcel No. 2945-014-19-017
 Subdivision SPRING VALLEY
 Filing 5 Block 6 Lot 2

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 980
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name ROBERT OSBORN
 Address 3025 PHEASANT RUN ST
 City / State / Zip GRAND SCT CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name TOMMARDIN BURLAZA PUC
 Address 2979 1/2 PEN YONAVUE
 City / State / Zip GRAND SCT CO 81504
 Telephone 970-216-3133

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Tom Martin Date 12/5/05

Department Approval Dyler Henderson Date 12-5-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>12/5/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 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 *Ronnie 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.

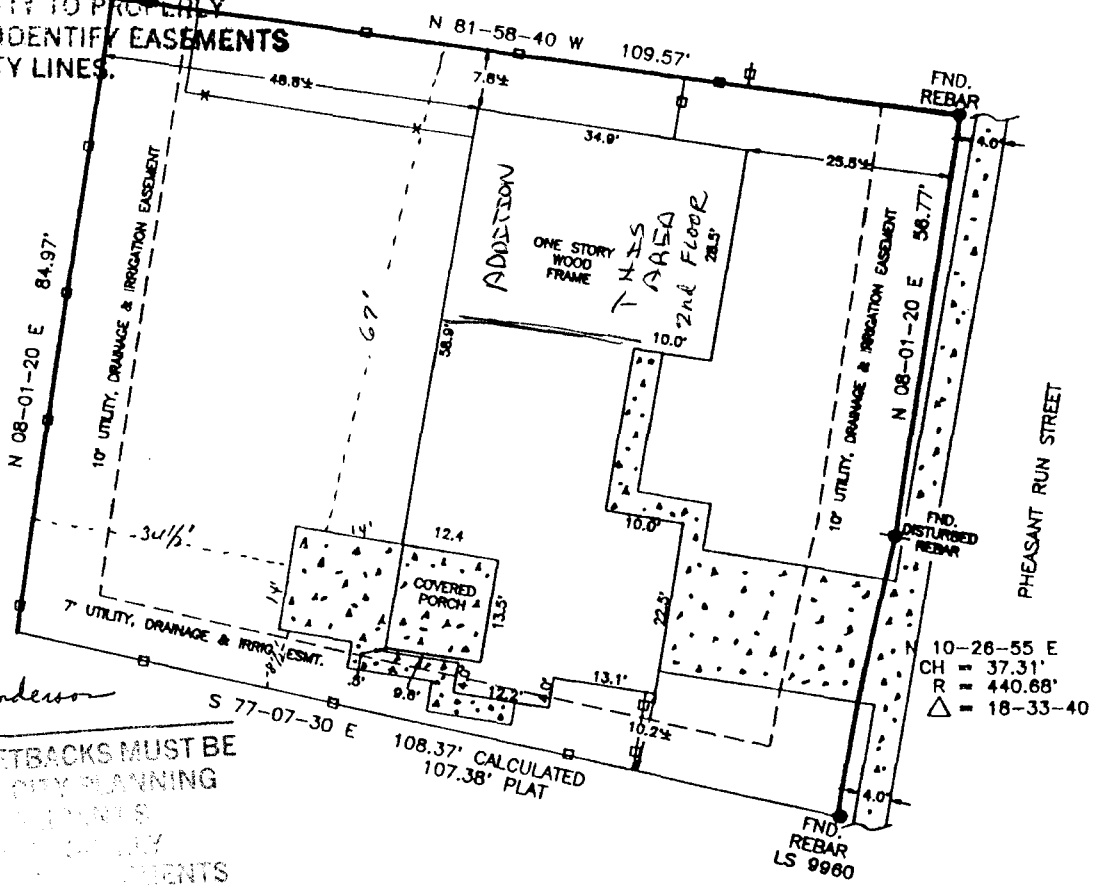
LEGEND

FENCE: 1) BOARD/BLOCK ————
 2) WIRE/CHAIN LINK ————

CONCRETE: [Patterned box]

WOOD DECK: [Patterned box]

FND. SURVEY MON. [Symbol]



12-5-05 *Raylen Henderson*
 ACCEPTED
 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.

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. McClutchen
 LEE J. MCCLUTCHEN, COLORADO L.S. No. 24321



Daggett Surveying, Inc.

2487 Industrial Blvd. Suite 2 Grand Junction, CO 81506
 Ph. (970) 868-0801

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'