

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

73317-9971

Building Address 2320 Elderberry Ct.
 Parcel No. 2945-011-31-041
 Subdivision Pheasant Run Spring Valley
 Filing 6 Block 15 Lot 41

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2376 Sq. Ft. Proposed 205
 Sq. Ft. of Lot / Parcel 9,147.60
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2581
 Height of Proposed Structure 11'-0"

OWNER INFORMATION:

Name Michael Rasmussen
 Address 2320 Elderberry Ct
 City / State / Zip Grand Jct, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mor Storage Sales
 Address 3010 I-70 Business Loop
 City / State / Zip Grand Jct, CO 81504
 Telephone (970) 254-0460

***TYPE OF HOME PROPOSED:**

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

NOTES: 10'-3" x 19'-6" attached

garage

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>R-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>		
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____		
	(Engineer's Initials) <u>EB 28</u>		

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 James Deak Date 12-10-07

Department Approval Pat Dunlop Date 2/28/08

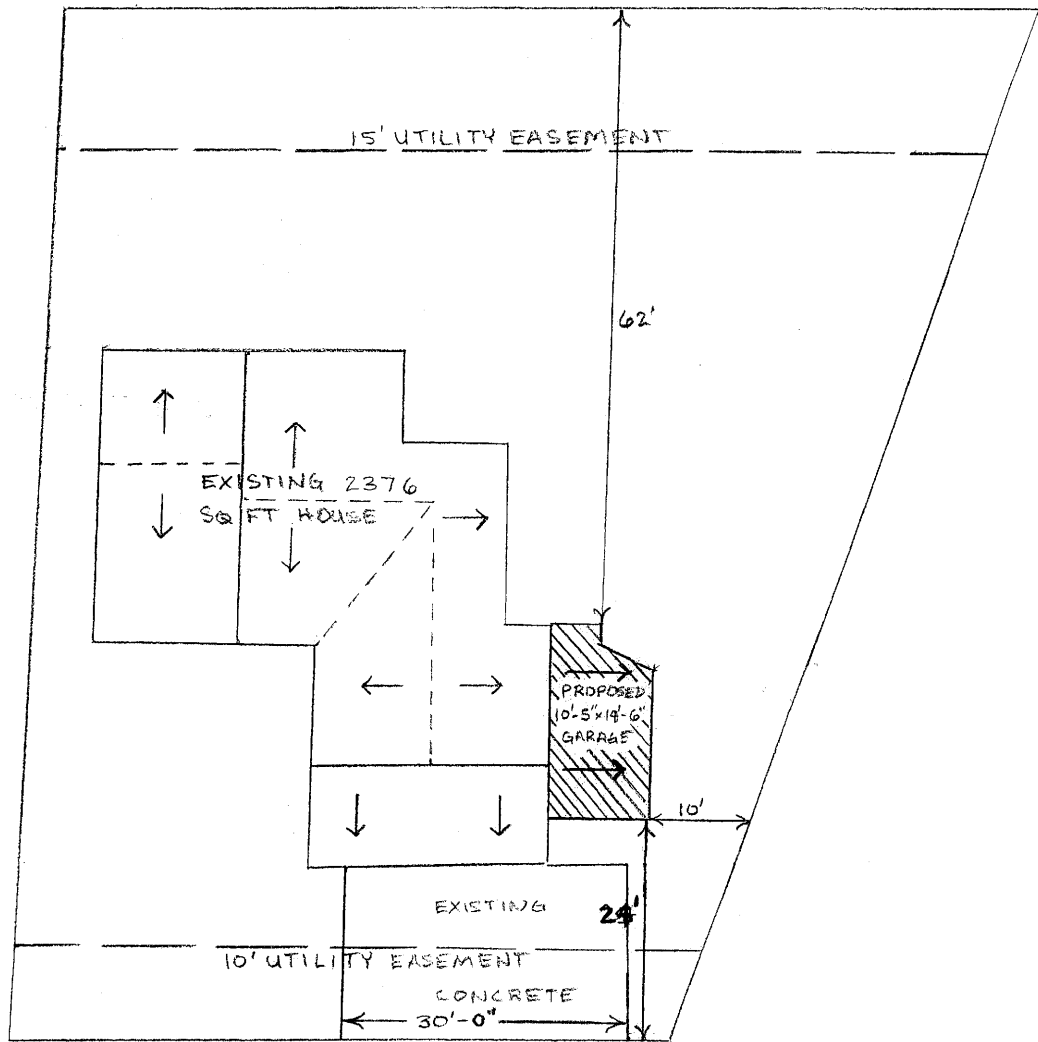
Additional water and/or sewer tap fee(s) are required:	YES	NO	<u>W/O No. No chgr use</u>
Utility Accounting <u>Miller</u>	Date <u>2/28/08</u>		

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)

MICHAEL RASMUSSEN
2320 ELDERBERRY CT
GRAND JUNCTION, CO 81506

LOT 41, BLOCK 15, FILING 6
PHEASANT RUN SPRING VALLEY SUB

ACCEPTED: *Pat Olin* 2/28/08
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.



ELDERBERRY COURT

PLOT PLAN
SCALE: 1"=20'

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
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BLDG PERMIT NO. _____

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 Filing 6 Block 15 Lot 41

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 Address 2320 Elderberry Ct
 City / State / Zip Grand Jct, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mor Storage Sales
 Address 3010 I-70 Business Loop
 City / State / Zip Grand Jct, CO 81504
 Telephone (970) 254-0460

***TYPE OF HOME PROPOSED:**

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

NOTES: 10'-3" x 19'-6" attached garage & 197 sq. ft. detached shed

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	
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Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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Applicant Signature James Deak Date 12-10-07
 Department Approval Pat Ombly Date 2/28/08 ^{Judith Poirer 4/11/08}

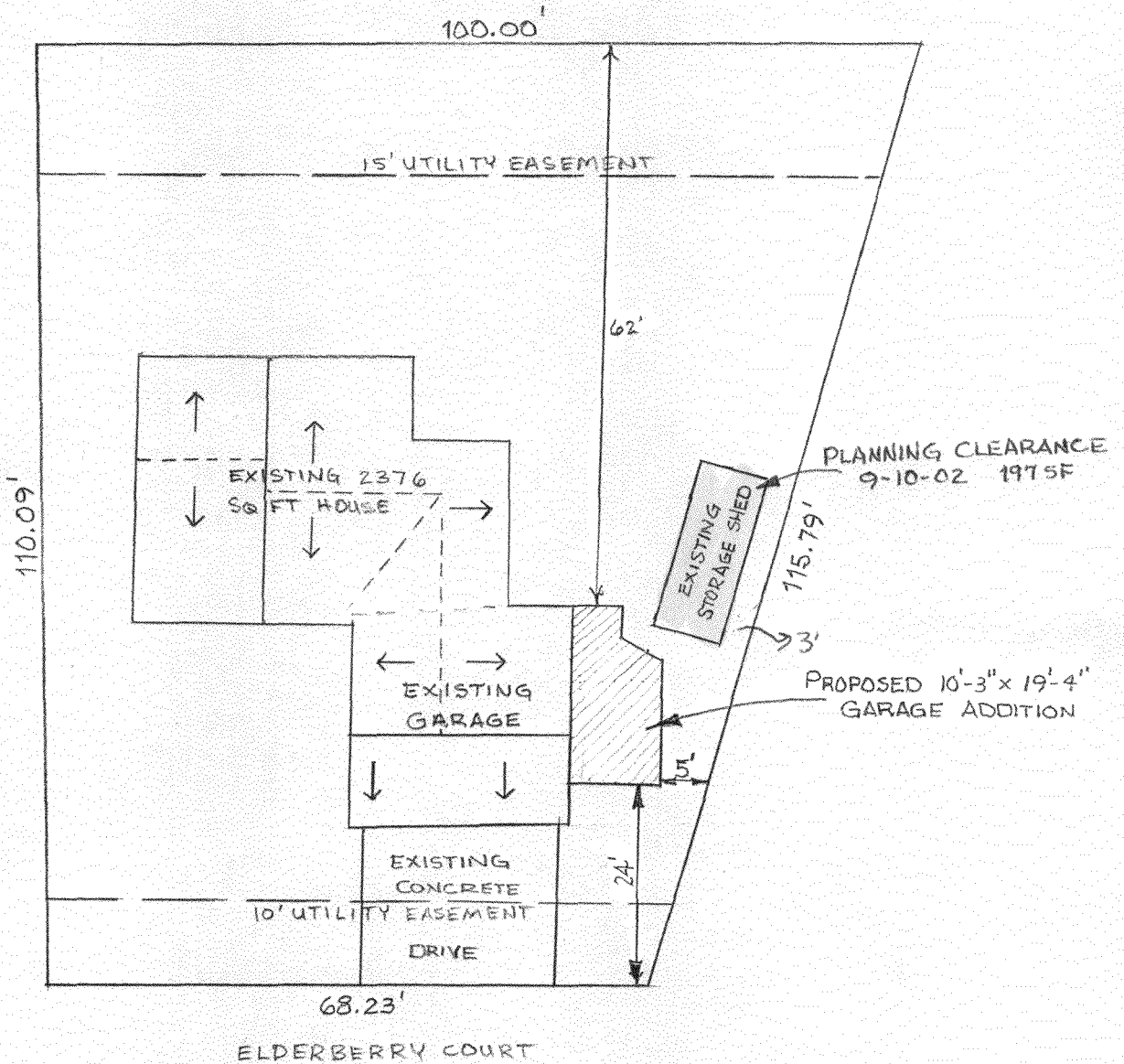
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No chg or use</u>
Utility Accounting	<u>Miller</u>		Date <u>2/28/08</u>

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)

MICHAEL RASMUSSEN
2320 ELDERBERRY CT
GRAND JUNCTION, CO 81506

LOT 41, BLOCK 15, FILING 6
PHEASANT RUN SPRING VALLEY SUB

Revised Site Plan
ACCEPTED *Judith Page 4/11/08*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.



PLOT PLAN
SCALE: 1"=20'