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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2427 Pleasant Run Cir No. of Existing Bldgs 2 No. Proposed 2
 Parcel No. 2945014-09040 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Pleasant Run Spade #5 Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Rex Duncan
 Address 2427 Pleasant Run Cir
 City / State / Zip Grand Junction CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Rex Duncan
 Address 2427 Pleasant Run Cir
 City / State / Zip Grand Junction Co 81506
 Telephone 970-257-2476

*TYPE OF HOME PROPOSED:
 Site Built PAID Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: DECK - TREATED WOOD
DECK

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 PLANNING STAFF

ZONE R5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) _____ Parking Requirement _____
 Voting District _____ Driveway _____ Location Approval _____
 (Engineer's Initials) Special Conditions OPEN DECK UNCOVERED ACCO approval required

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Rex Duncan Date 9/5/2008
 Planning Approval Lyle Pugh Date 9/5/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bensley</u>		Date <u>9/5/08</u>

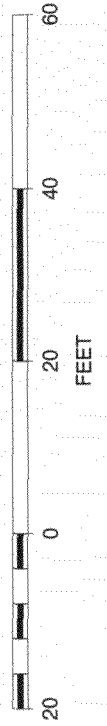
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



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SCALE 1 : 262



2419 PHEASANT TRAIL QT
2427 PHEASANT TRAIL QT
2501 PHEASANT TRAIL QT