

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 716796



Your Bridge to a Better Community

BLDG ADDRESS 572 28 1/2 Road SQ. FT. OF PROPOSED BLDGS/ADDITION 1318 SQ. FT.

TAX SCHEDULE NO. 2943-071-20-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1318 SQ. FT.

FILING 1 BLK 2 LOT 3

(1) OWNER ABELL PARTNERS

(1) ADDRESS P.O. Box 1765, Grand Junction

(1) TELEPHONE 970-244-9986

(2) APPLICANT ABELL Partners

(2) ADDRESS P.O. Box 1765, GRAND JUNCTION

(2) TELEPHONE 970-244-9986

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE NEW Single Family

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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 P B 6.5

SETBACKS: Front 20' garage from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions _____

CENSUS 6 TRAFFIC 29 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 9-12-00

Department Approval C.F.B. Ronnie Edwards

Date 9-20-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>[Signature]</u>
Utility Accounting <u>Dabe Overholt</u>	Date <u>9/20/00</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

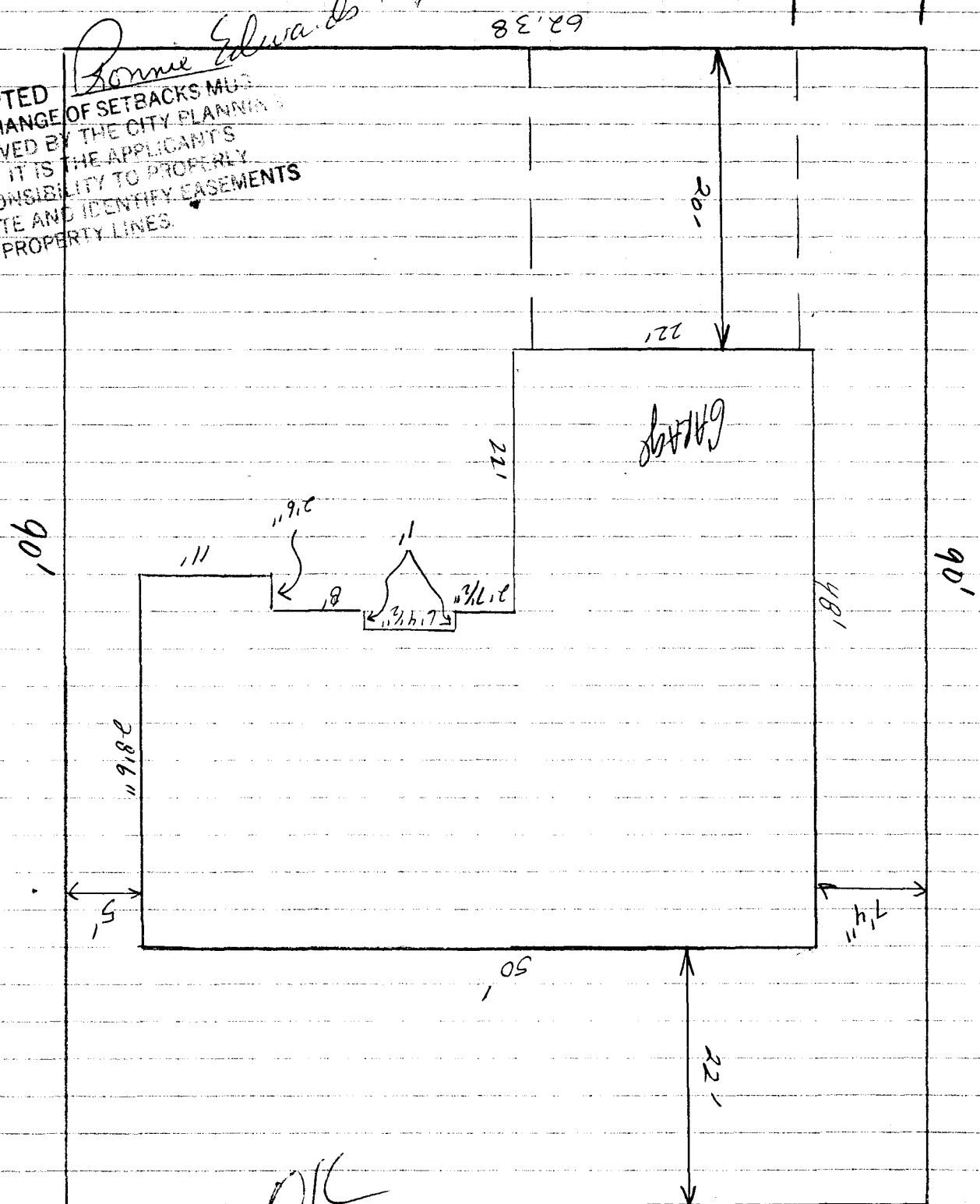
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

572 28 1/2 ROAD

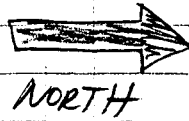
Ronnie Edwards
9/20/00

5' MIN

ACCEPTED
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Drive Off
Track Down
9-14-00



572 28 1/2 ROAD

