

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

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

BLDG PERMIT NO. 76825



Your Bridge to a Better Community

BLDG ADDRESS 578 28 1/2 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 1572 SQ. FT.  
 TAX SCHEDULE NO. 2943-071-19-005 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1572 SQ. FT.  
 FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER ABELL PARTNERS NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS P.O. BOX 1765, GRAND JUNCTION USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 970-244-9986 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY  
 (2) APPLICANT ABELL PARTNERS TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. Box 1765, GRAND JUNCTION  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 970-244-9986 \_\_\_\_\_ 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 PR 6.5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' garage 15' home from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS 6 TRAFFIC 29 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 [Signature] Date 9-12-00  
 Department Approval C.F.D. Ronnie Edwards Date 9-20-00

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

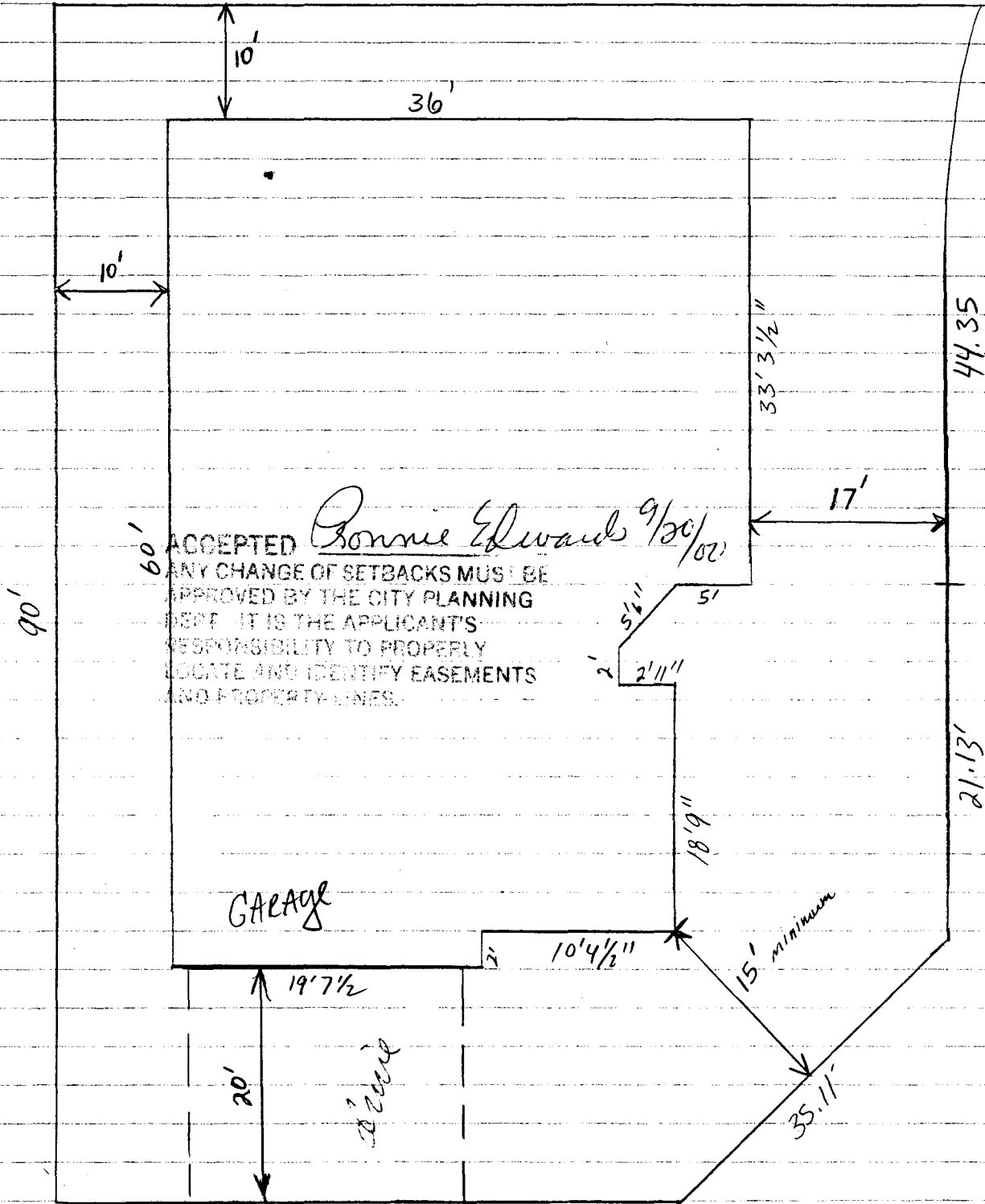
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



578 28 1/2 ROAD

66.39'



ACCEPTED Ronnie Edwards 9/20/00

90'

60'

10'

36'

10'

33' 3/2"

17'

44.35

21.13'

5' 1/2" 5' 2' 1/2"

18'9"

15' minimum

2' 10' 1/2"

19' 7/2"

20'

39.76'

35.11'

DRIVE OK  
EH  
9/18/00

578 28 1/2 ROAD

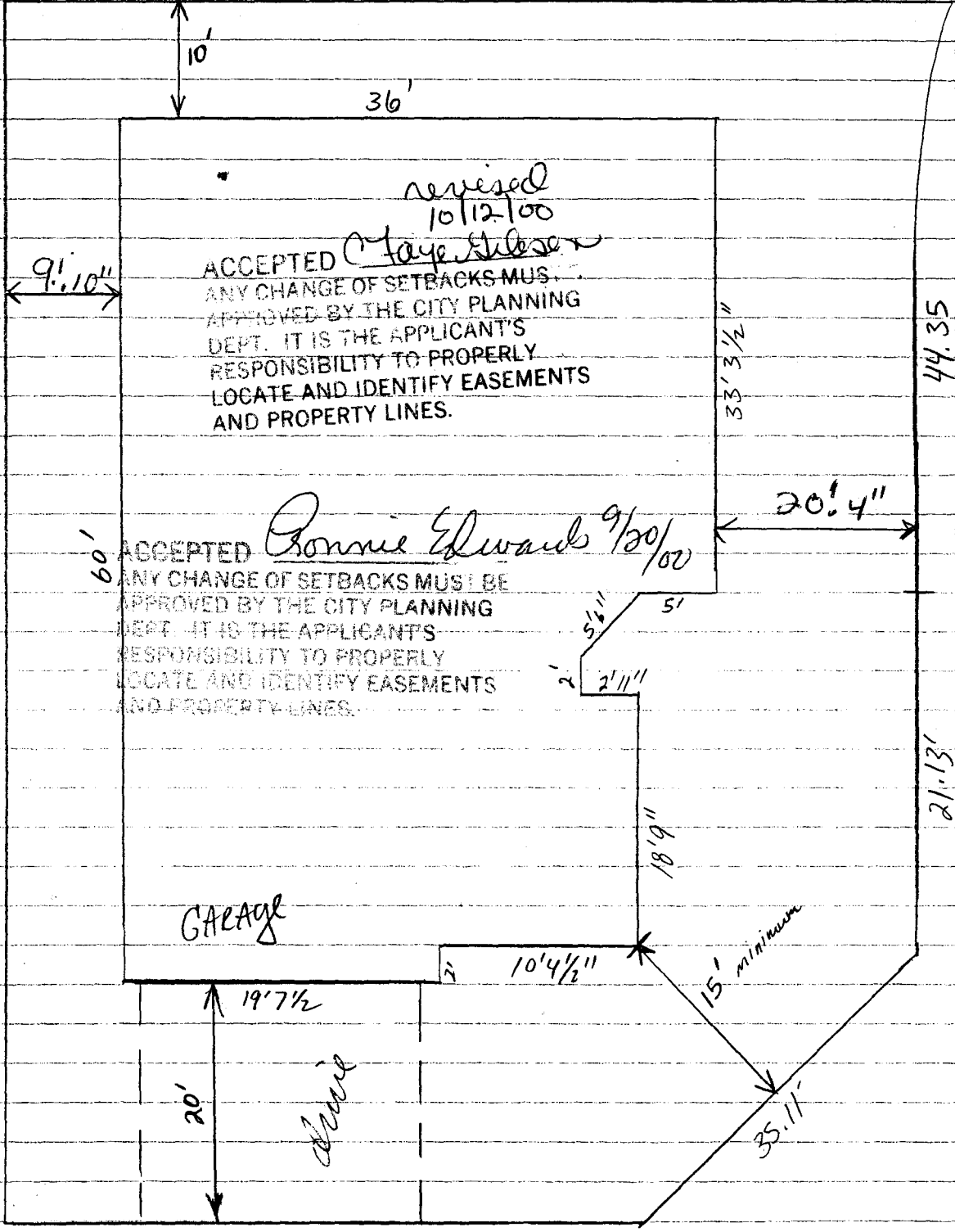


NORTH



578 28 1/2 ROAD

66.39'



90' (left boundary)

36' (top inner boundary)

10' (top setback)

9' 10" (left setback)

60' (left inner boundary)

33' 3/4" (right inner boundary)

20' 4" (right setback)

5' (top right corner offset)

5 1/2" (top right corner offset)

2' (top right corner offset)

2' 11" (top right corner offset)

18' 9" (right inner boundary)

21' 13" (right outer boundary)

19' 7 1/2" (driveway width)

20' (driveway width)

10' 4 1/2" (driveway width)

39.76' (bottom boundary)

44.35' (right outer boundary)

35.11' (bottom right boundary)

578 28 1/2 ROAD

DRIVE OK  
ZEH  
9/18/00