

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

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

BLDG PERMIT NO. 76771



Your Bridge to a Better Community

BLDG ADDRESS 580 28 1/2 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 1318 SQ. FT.  
 TAX SCHEDULE NO. 2943-071-19-004 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1318  
 FILING 1 BLK 1 LOT 4 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 PA 6.5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' garage 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 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).

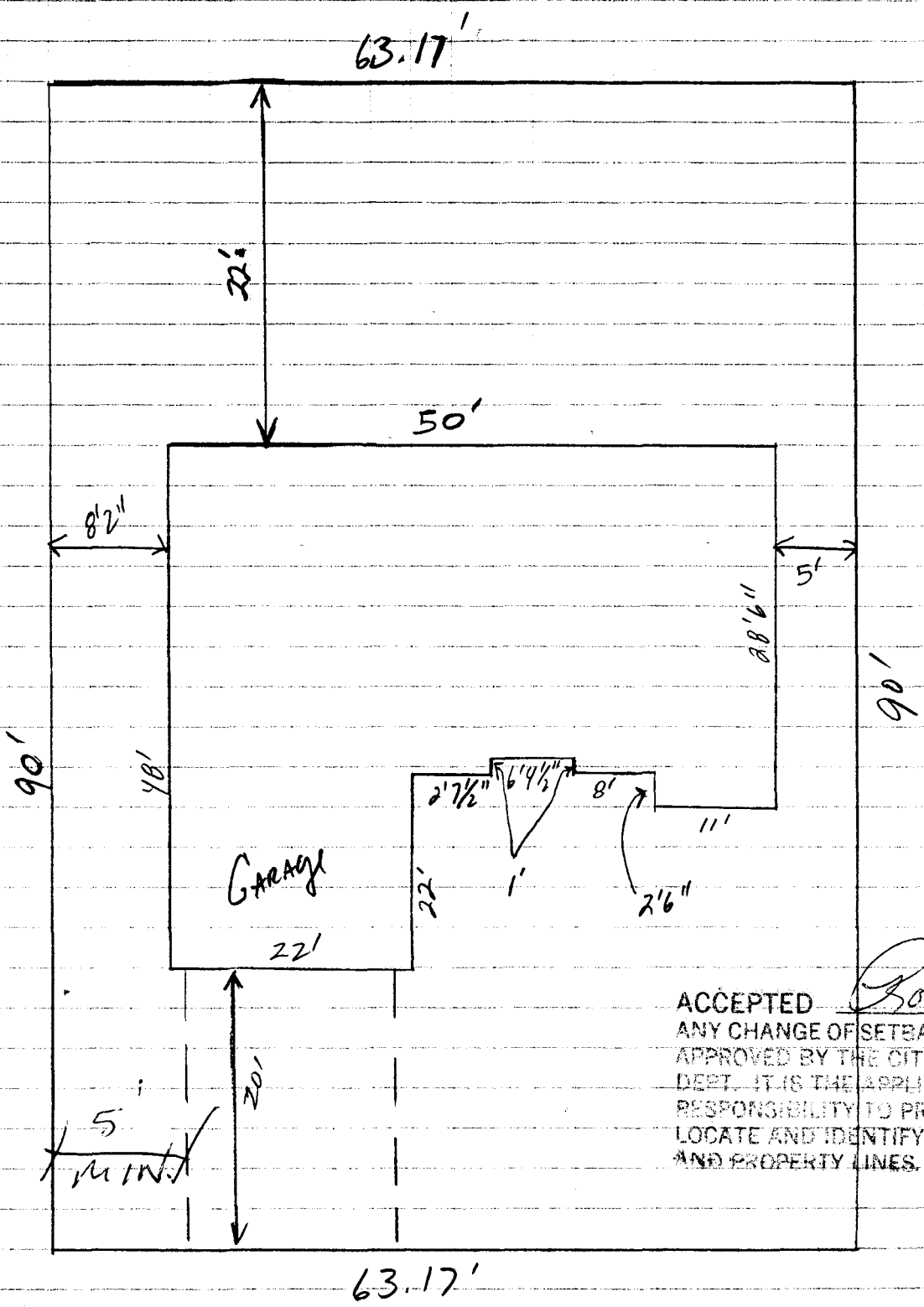
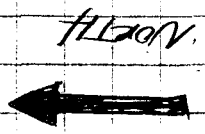
Applicant Signature [Signature] Date 9-12-00  
 Department Approval C.F.B. Ronnie Edwards Date 9-20-00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	WD No <u>[Signature]</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)

580 28 1/2 ROAD

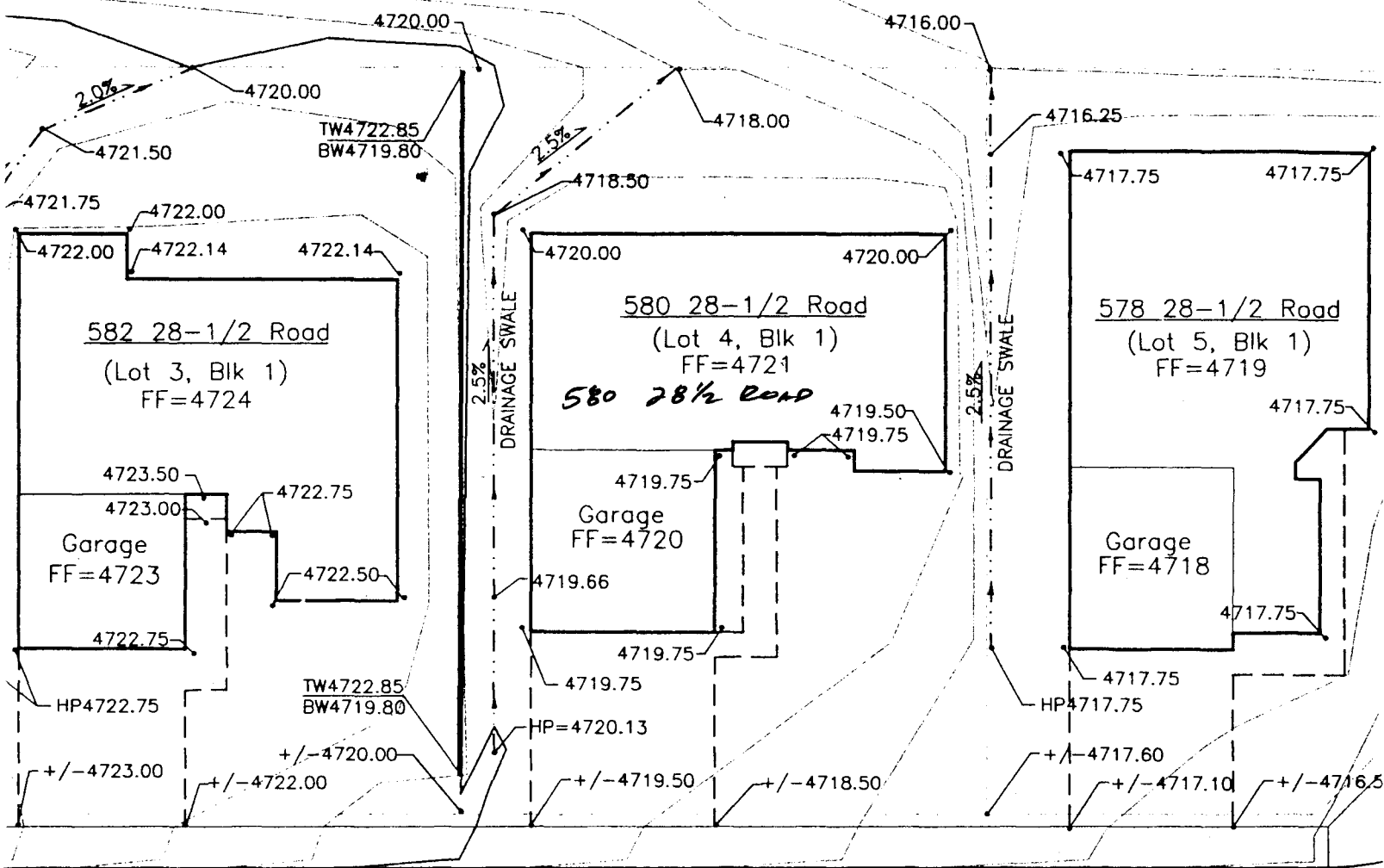


ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Bonnie Edwards*  
 9/20/20

28 1/2 ROAD

580



4720

OK