

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

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

BLDG PERMIT NO. 76772



Your Bridge to a Better Community

BLDG ADDRESS 582 28 1/2 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 1404 SQ. FT.
 TAX SCHEDULE NO. 2943-071-19-003 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION THE LEGENDS TOTAL SQ. FT. OF EXISTING & PROPOSED 1404 SQ. FT.
 FILING 1 BLK 1 LOT 3 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)
 (2) TELEPHONE 970-244-9986 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 PR 6.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or ~~4'~~ 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.B. Ronnie Edwards Date 9-20-00

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

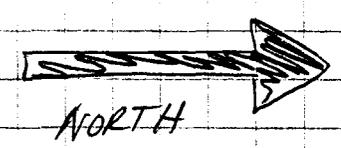
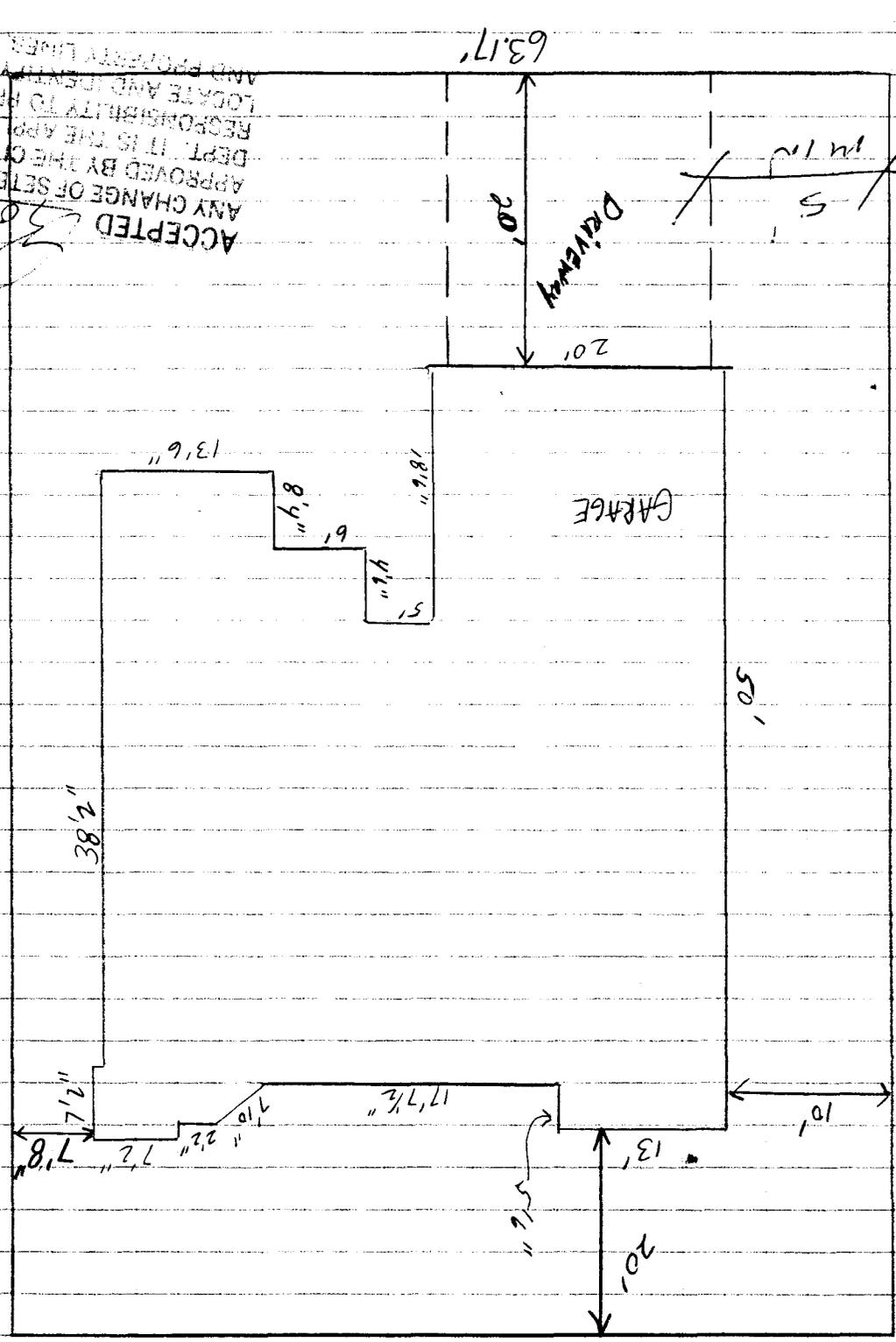
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

582 28 1/2 ROAD

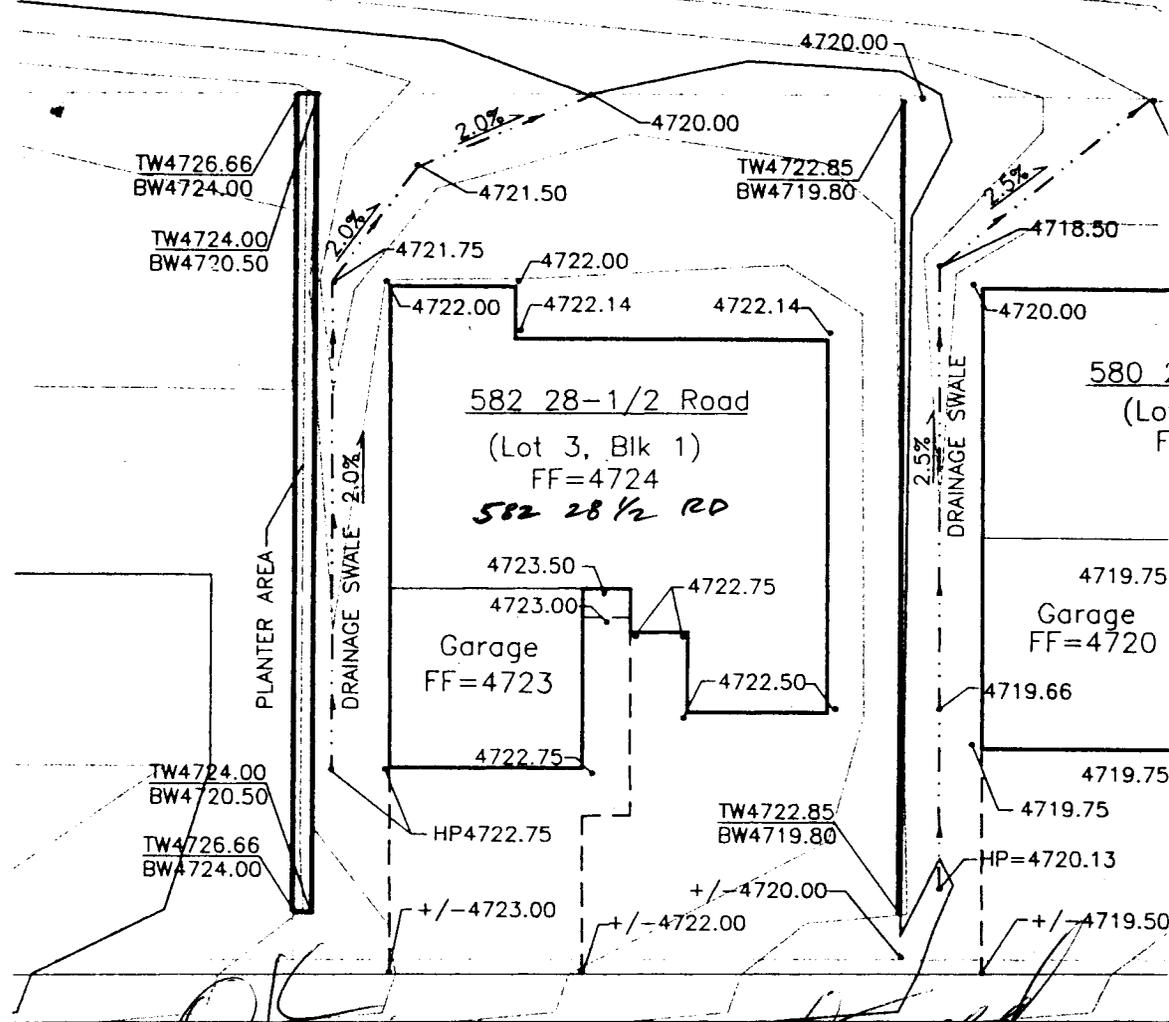
ACCEPTED *Ernie Blum*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

9/20/20



582 28 1/2 RD

582



Drive
 Tuck Down
 9-18-00

See stamped
 grading plan
 in back