

-FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77077



Your Bridge to a Better Community

BLDG ADDRESS 578¹/₂ 28¹/₂ Rd ~~none yet~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 700

TAX SCHEDULE NO. 2943 071 00⁰⁰⁹ ~~none yet~~ SQ. FT. OF EXISTING BLDGS —

SUBDIVISION The Legends Filing one TOTAL SQ. FT. OF EXISTING & PROPOSED 700

FILING one BLK 3 LOT one NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Chaparral West Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS po Bx 1765 GJ 81502 USE OF EXISTING BUILDINGS Temporary Const office

(1) TELEPHONE 244-9986 DESCRIPTION OF WORK & INTENDED USE move modular on site

(2) APPLICANT same TYPE OF HOME PROPOSED:
 ___ Site Built ___ Manufactured Home (UBC)
 ___ Manufactured Home (HUD)
 ___ Other (please specify) _____

(2) ADDRESS " "

(2) TELEPHONE cell 234-5681

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 15' 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't _____

Maximum Height _____ Special Conditions temporary only -

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 9-26-00

Department Approval [Signature] Ronnie Edward Date 9-27-00

Additional water and/or sewer tap fee(s) are required: <u>PAID PF on Model Home 578</u>	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>CGV TAP #1461</u>
Utility Accounting <u>28 1/2 Bd will USE THAT TEMP FOR TRAVEL</u>		Date <u>9/27/00</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)

BLVD PROPOSED 1/2 ROW

BLVD EXISTING 1/2 ROW

THE FALLS SUBDIVISION PD B

THE FALLS SUBDIVISION PD B

GRAND FALLS DRIVE

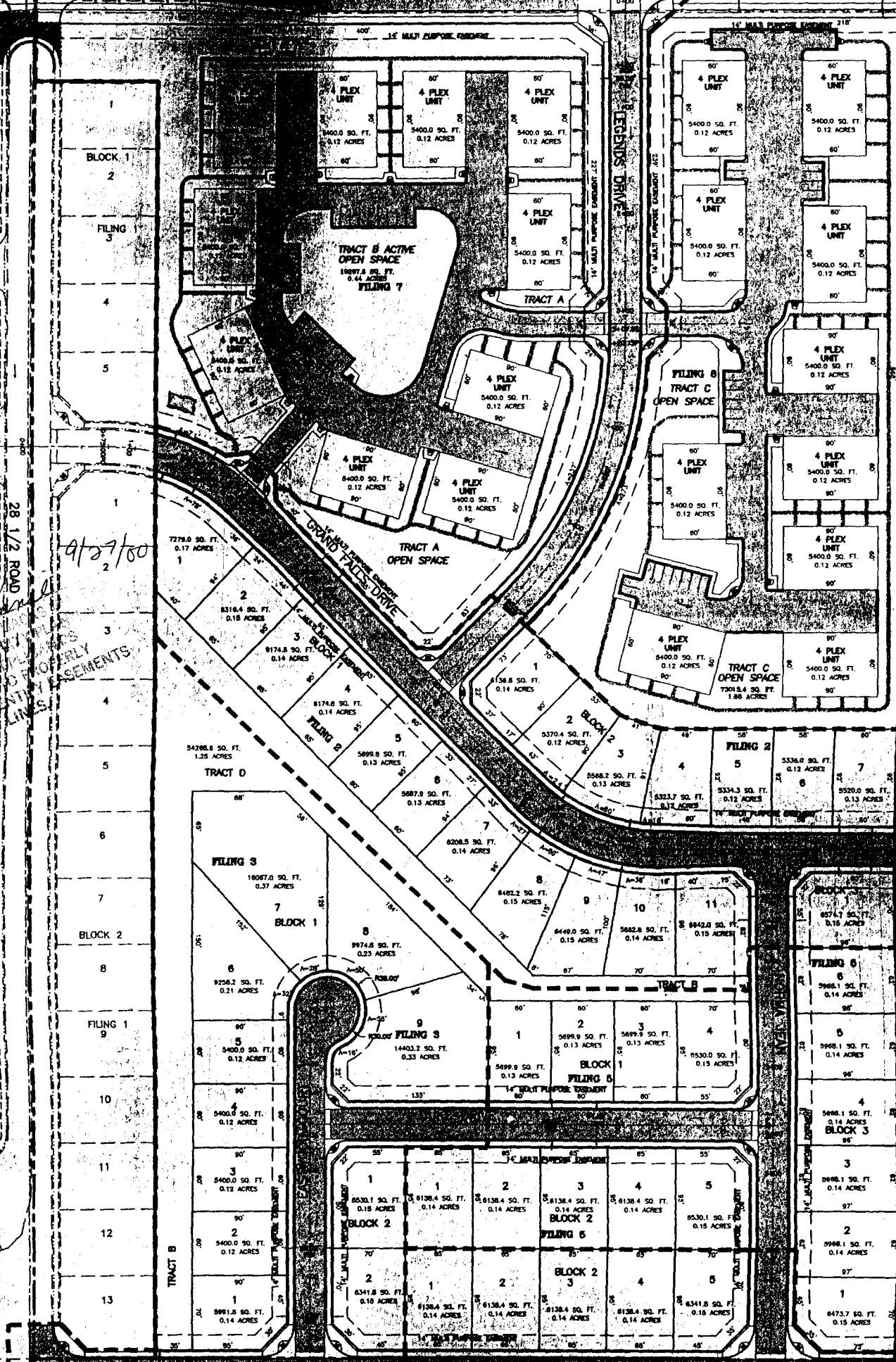
28 1/2 ROAD

THE FALLS SUBDIVISION PD B

THE FALLS SUBDIVISION PD B

ACCEPTED ANY CHANGE OF APPROVED BY THE DEPT. IT IS THE RESPONSIBILITY TO LOCATE AND PROPERTY AND PROPERTY

9/27/00



LA. PERMITS 210 OFFICE STATE ARCHITECT 225-371-1000

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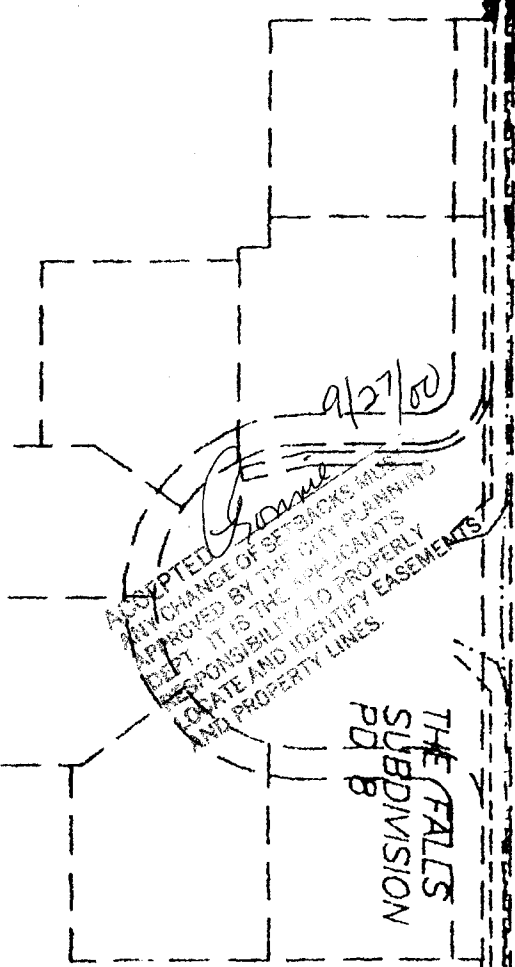
LA. PERMITS 210 OFFICE STATE ARCHITECT 225-371-1000

MATC

N 1/4
SEC 7
T15 R1E TBM = 4733 80

0.5 PROPOSED 1/2 ROAD

VACATION AREA AT
THE TIME OF BUILDING
FILING 7



GRAND FALLS
DRIVE

28 1/2 ROAD

