

234-5082

FEES \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO. 80414

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 552 28 1/2 ROAD
 TAX SCHEDULE NO. 2943-071-20-013
 SUBDIVISION The Legenos
 FILING 1 BLK 2 LOT 13
 (1) OWNER ABELL Partners
 (1) ADDRESS P.O. Box 1765, 6J, Colo
 (1) TELEPHONE 970-244-9986
 (2) APPLICANT ABELL Partners
 (2) ADDRESS P.O. Box 1765, 6J, Colo
 (2) TELEPHONE 970-244-9986

SQ. FT. OF PROPOSED BLDGS/ADDITION 1572
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1572
 NO. OF DWELLING UNITS MAY 3 2001
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL TR
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE NEW HOME
 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 PD
 SETBACKS: Front 15' house 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 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 5-25-01
 Department Approval [Signature] Date 5-25-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>2001</u>
Utility Accounting	<u>C. Beasley</u>	Date <u>5/30</u>	<u>5731101</u>

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

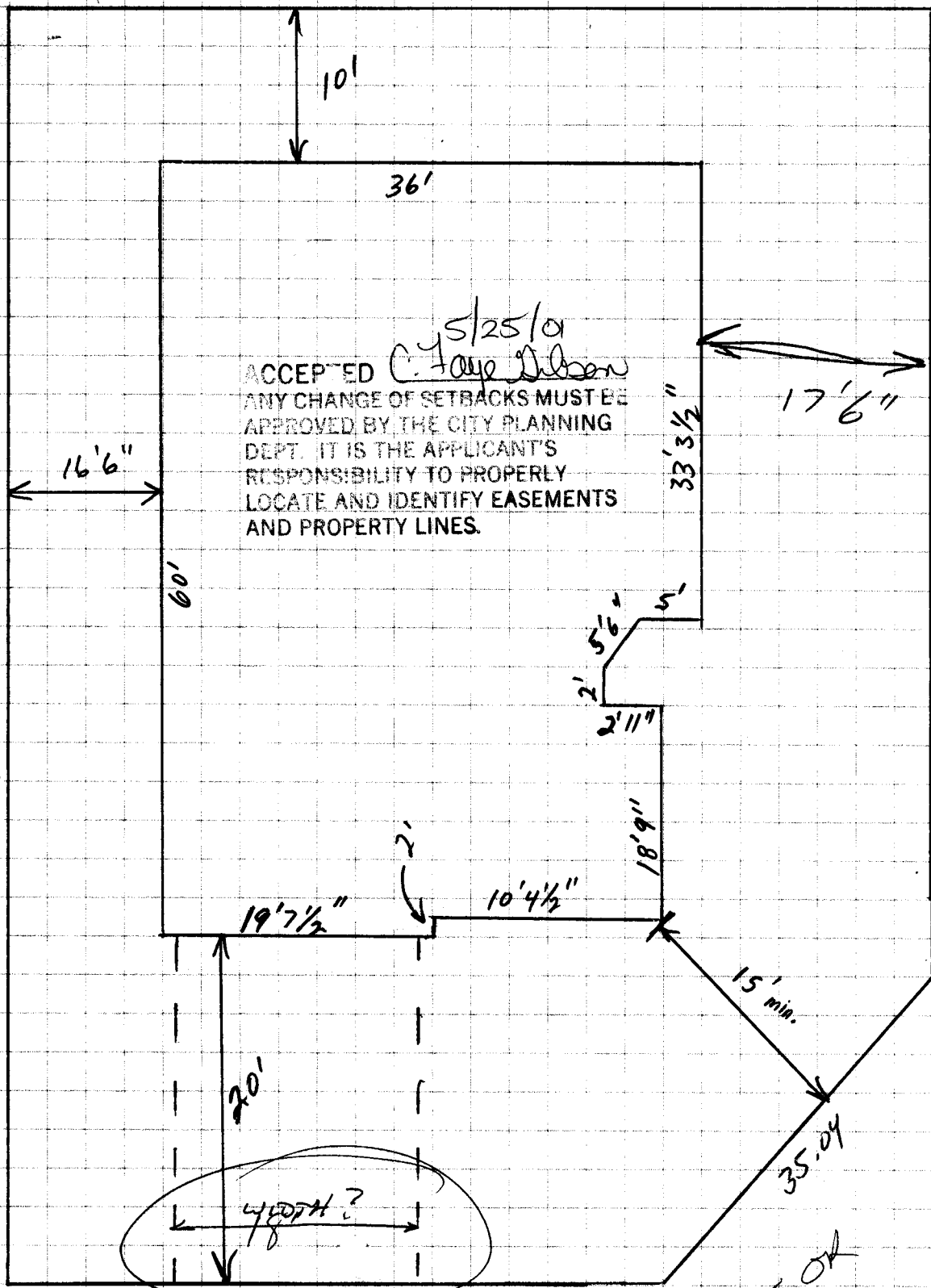
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

North

552 28 1/2 ROAD



00L



ACCEPTED *C. Jay Wilson* 5/25/01
 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.

90'

60'

10'

36'

16'6"

17'6"

33'3 1/2"

65.29'

5'

2'5 1/2"

2'11"

18'9"

2'

19'7 1/2"

10'4 1/2"

15' min.

35.04'

20'

4'8" ?

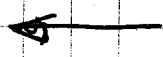
58.66'

28 1/2 ROAD

DRIVE ON
QW
 5/22/01

North

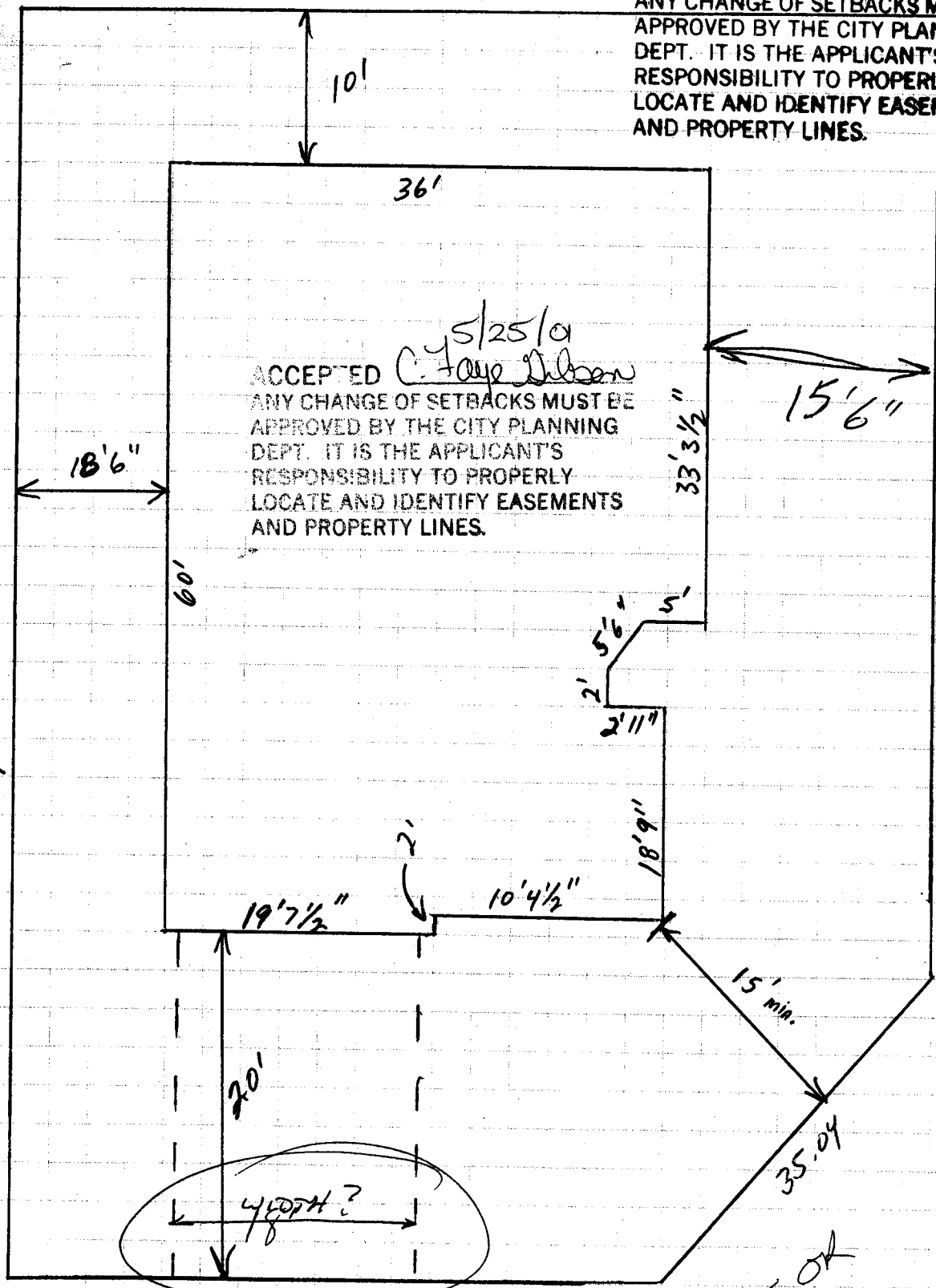
552 28 1/2 ROAD



Amended

ACCEPTED SLC 6/25/01
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.

00L



ACCEPTED 5/25/01
C. Jay Wilson
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DRIVE OR
RUE
5/22/01

28 1/2 ROAD