

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 80416

AC



Your Bridge to a Better Community

BLDG ADDRESS 556 28 1/2 Road SQ. FT. OF PROPOSED BLDGS/ADDITION 1572
 TAX SCHEDULE NO. 2943-071-20-011 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1572
 FILING 1 BLK 2 LOT 11 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, 6J, Colo 81502 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-244-9986 ext. 17 DESCRIPTION OF WORK & INTENDED USE Now single family
 (2) APPLICANT ABELL Partners TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 1765, 6J, CO 81502 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 970-244-9986 ext. 17 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 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' House 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 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 6-21-01
 Department Approval [Signature] Date 7/2/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>CGWD</u>
Utility Accounting <u>[Signature]</u>		Date <u>7-2-01</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)

62.38'

10'

36'

7/2/01
ACCEPTED Clay D. [unclear]
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.

33' 3 1/2"

13' 5"

13'

60'

LOT OR STREET 90'

LOT OR STREET 90'

LOTS

LOTS

GARAGE

19' 7 1/2"

10' 4 1/2"

2' 11"

18' 9 1/2"

5' 6 1/2"

5'

2'

20' Driveway

? 18'

62.38'

DRIVE OR DRP
7/2/01

28 1/2 ROAD

← NORTH