TCP\$ 500.00 SIF\$ 292.00

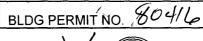
(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department





Your Bridge to a Better Community

(Goldenrod: Utility Accounting)

BLDG ADDRESS 556 28 1/2 ROAD 5	SQ. FT. OF PROPOSED BLDGS/ADDITION 1572
TAX SCHEDULE NO. 2943-071-20-0/	SQ. FT. OF EXISTING BLDGS
SUBDIVISION The LegenDS	TOTAL SQ. FT. OF EXISTING & PROPOSED 1572
	NO. OF DWELLING UNITS:
(1) OWNER ABELL Partners	Before: After: this Construction NO. OF BUILDINGS ON PARCEL
(1) ADDRESS P.A. Bx 1715. 6.J. 6.150	Before: After: this Construction
(1) TELEPHONE 970-244-9986 ext. 17	USE OF EXISTING BUILDINGS
APPLICANT HIS CU FOIL NEES	DESCRIPTION OF WORK & INTENDED USE NW Single Far
(2) ADDRESS P. 1. Box 1765, 6.J CO 81507	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
(2) TELEPHONE 970 - 2 44 - 9986 est. 17	Manufactured Home (HUD) Other (please specify)
REQUIRED: One plot plan, on 8 ½" 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 from property line (PL)	Permanent Foundation Required: YES_XNO
or from center of ROW, whichever is greater Side from PL, Rear from PL	Parking Req'mt
	Special Conditions
Maximum Height	CENSUS Le TRAFFIC 29 ANNX#
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 the necessarily be limited to non-use of the building(s).	
Applicant Signature	Date 6-21-01
Department Approval C. Jaye Sulb	Date $\frac{7(2/0)}{}$
Additional water and/or sewer tap fee(s) are required:	YES NO WO No. CIO
Utility Accounting () Marlel ()	(a) Date 7-2-01
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(Section 9-3-2C Grand Junction Zoning & Development Code)

(Pink: Building Department)

62.38 10 36' 7/2/01 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. 135" 13' Lats 10'4/2" DRIVE OF

28/2 ROAD

NORTH