

FEE \$	10.00
TCE \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 80449



Your Bridge to a Better Community

AC

BLDG ADDRESS 568 28 1/2 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 1589

TAX SCHEDULE NO. 2943-071-20-00 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1589

FILING 1 BLK 2 LOT 05 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, G.J., CO 81502 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-244-9986 #17 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY

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

(2) ADDRESS P.O. Box 1765, G.J., CO 81502

(2) TELEPHONE 970-244-9986 #17

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 5/0' 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).

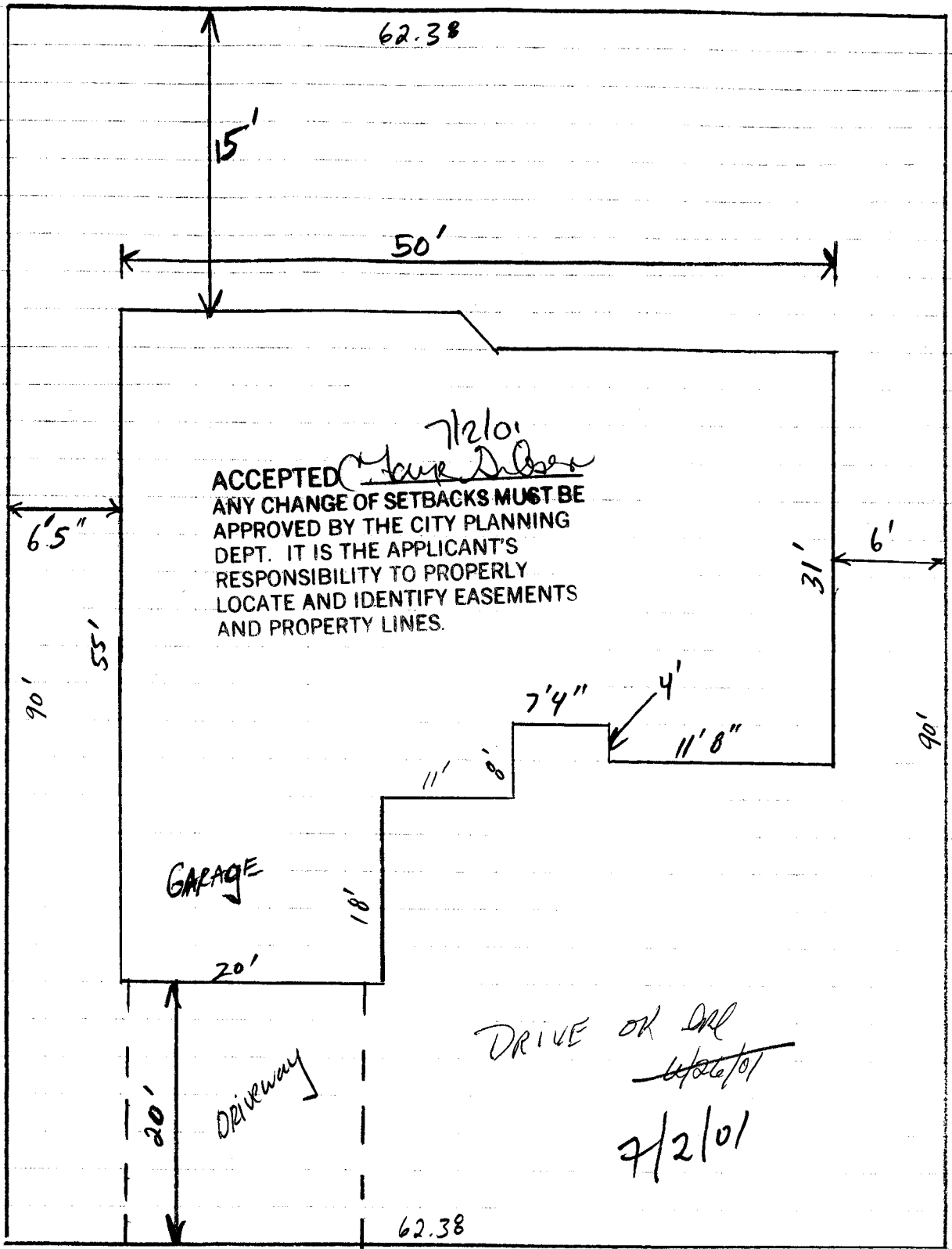
Applicant Signature [Signature] Date 6-25-01

Department Approval [Signature] Date 7/2/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	(W/C No.) <u>6/5/01</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)



28 1/2 ROAD ← NORTH