

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 82527



Your Bridge to a Better Community

BLDG ADDRESS 2863 GRAND FALLS DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1386

TAX SCHEDULE NO. 2943-071-22-011 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1386

FILING 2 BLK 3 LOT 11 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER ABCLL Partners NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 1765, 6J, CO USE OF EXISTING BUILDINGS N/A

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

(2) APPLICANT ABCLL Partners TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS P.O. Box 1765, 6J, CO

(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' for House from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or 20' from center of ROW, whichever is greater

Side 5' Garage from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

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 11-30-01

Department Approval [Signature] Date 12/5/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14410</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/5/01</u>		

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

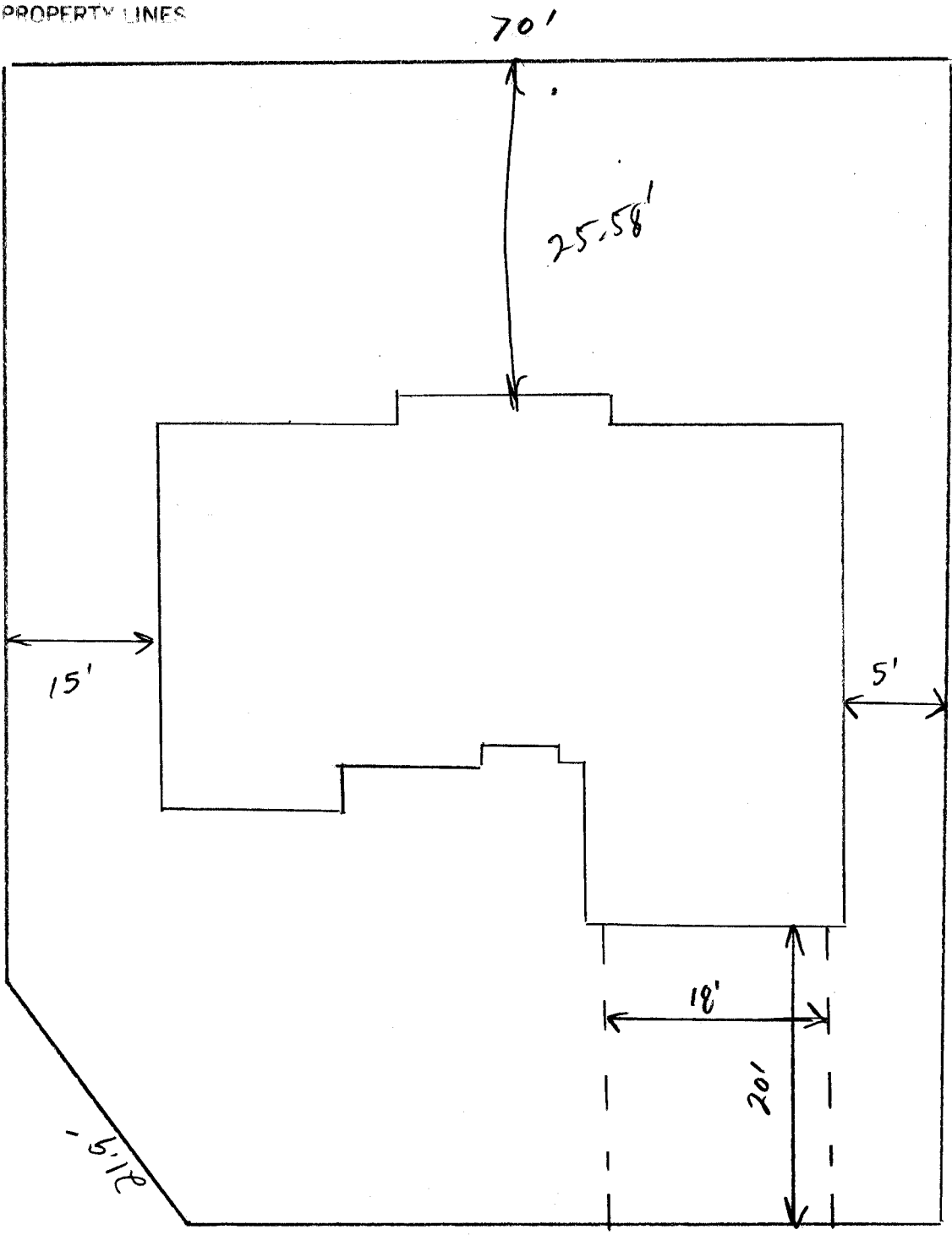
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*Alise Aragon* 12/5/01

ACCEPTED  
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

Norma Jean Drive

81.51'



95.58'

15'

5'

18'

20'

54.54'

NORTH

GRAND FALLS DRIVE

DRIVE OK  
DAP  
11/30/01