

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

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

BLDG PERMIT NO. 91216



BLDG ADDRESS 2853 1/2 GRAND FALLS SQ. FT. OF PROPOSED BLDGS/ADDITION 1386
 TAX SCHEDULE NO. 2943-071-22-002 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1386
 FILING 2 BLK 3 LOT 2 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., Colo USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-244-9986 #17 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY
 (2) APPLICANT SAME AS ABOVE TYPE OF HOME PROPOSED:
 (2) ADDRESS " " Site Built Manufactured Home (UBC)
 (2) TELEPHONE " " Manufactured Home (HUD) Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure locations, 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 & 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 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 8-27-01
 Department Approval [Signature] Date _____

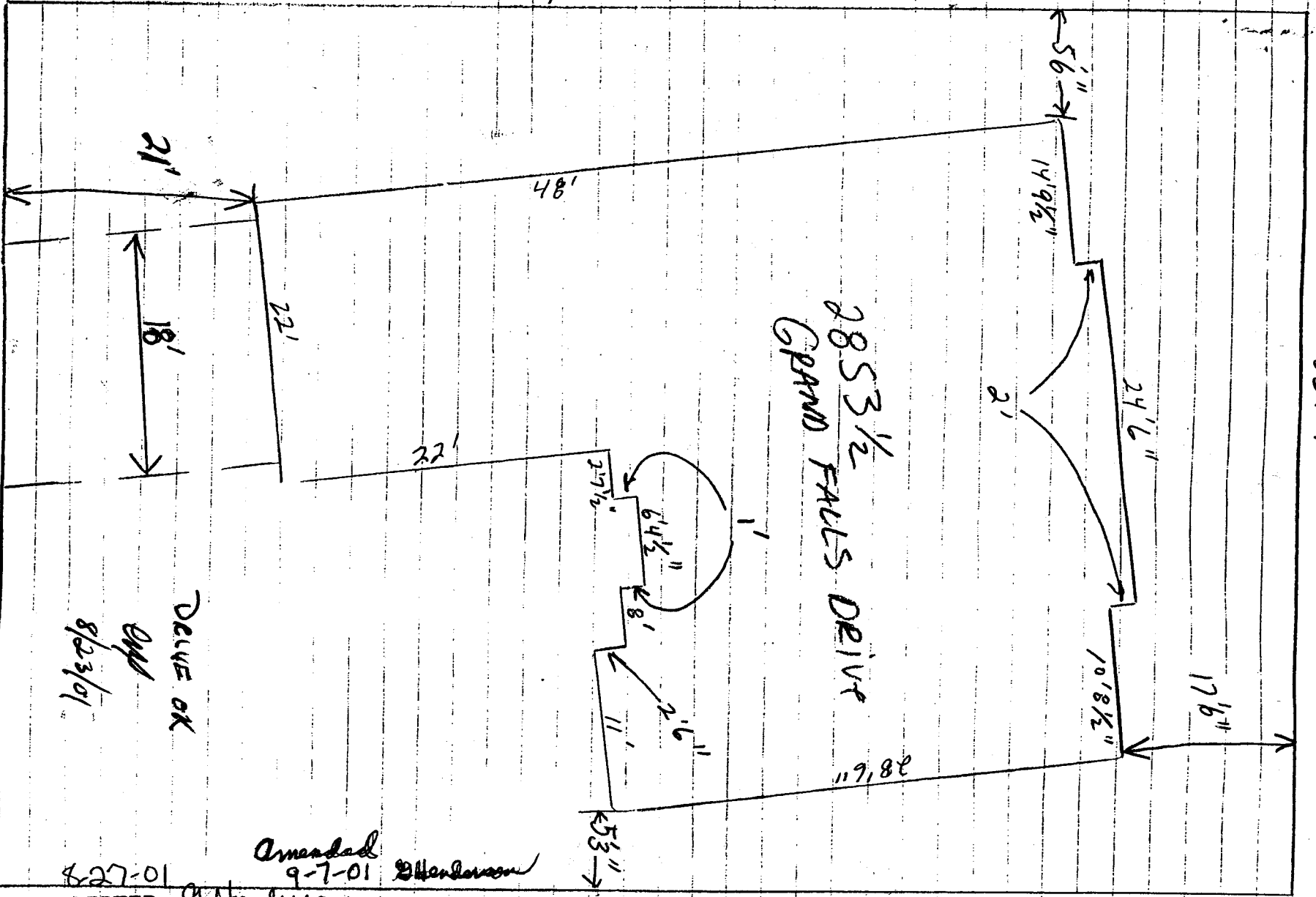
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>GGKD</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/27/01</u>

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)

951

GRAND FALLS DRIVE

68.16



ACCEPTED A. Henderson
 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.

DRIVE OK
 8/23/01

Amended 9-7-01 A. Henderson

827-01

94.25'

North