

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

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

BLDG PERMIT NO. 82610



Your Bridge to a Better Community

BLDG ADDRESS 2861 1/2 GRAND Falls SQ. FT. OF PROPOSED BLDGS/ADDITION 1722

TAX SCHEDULE NO. 2943-071-22-010 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1722

FILING 2 BLK 3 LOT 10

(1) OWNER ABELL Partners

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

(1) TELEPHONE 970-244-9986 #17

(2) APPLICANT ABELL Partners

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

(2) TELEPHONE 970-244-9986 #17

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE New single Family

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 (6.5)

SETBACKS: Front 15'/20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Maximum Height 32'

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

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 _____

Date 12-07-01

Department Approval C. Lynn Gibson

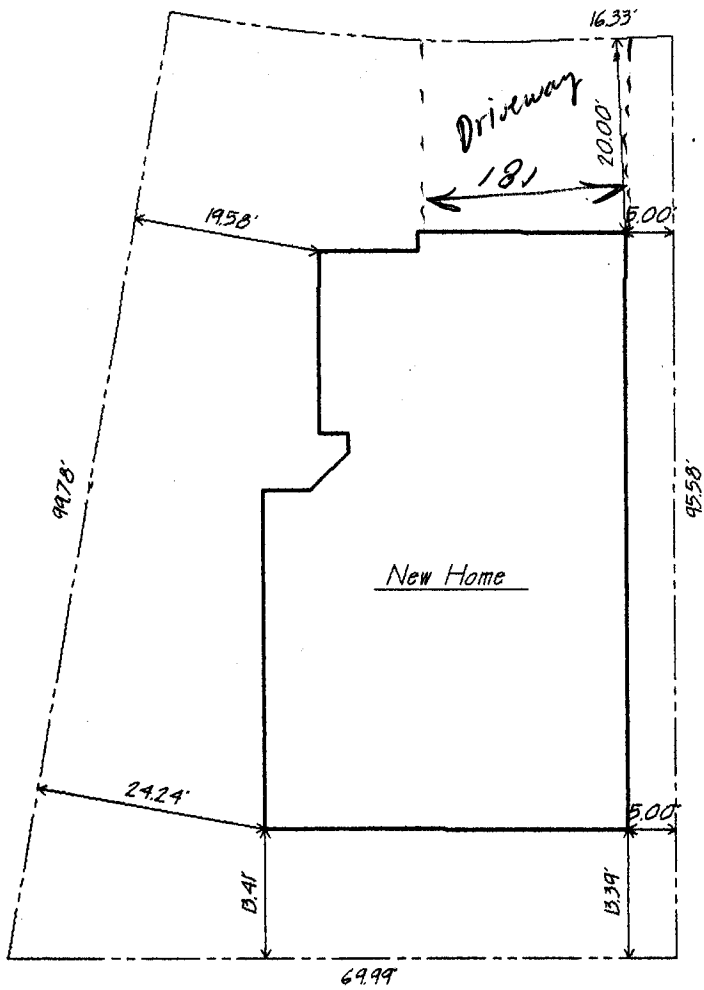
Date 12-27-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>pd at COLO</u>
Utility Accounting <u>C. Bensley</u>	Date	<u>12/27/01</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)

GRAND FALLS DRIVE



DRIVE of
one
12/27/01

12/27/01
ACCEPTED *C. J. Gibson*
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

2861 1/2 Grand Falls Drive
LEGENDS SUBDIVISION
GRAND JUNCTION, CO.