

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85348



Your Bridge to a Better Community

BLDG ADDRESS 581 Gable Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1572

TAX SCHEDULE NO. 2943-071-24-004 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1572

FILING 3 BLK 1 LOT 4

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

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

(1) OWNER ABCLL Partners

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

(1) TELEPHONE 970-244-9986 #17

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT ABCLL Partners

DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY

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

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (IBC)
 Manufactured Home (HUD) Other (please specify) _____

(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' 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 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 not necessarily be limited to non-use of the building(s).

Applicant Signature Cayla Knight Date 7-04-02

Department Approval Gayle Henderson Date 7-12-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>pd at 6/18/02</u>
Utility Accounting <u>e. Beasley</u>	Date <u>7/12/02</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)

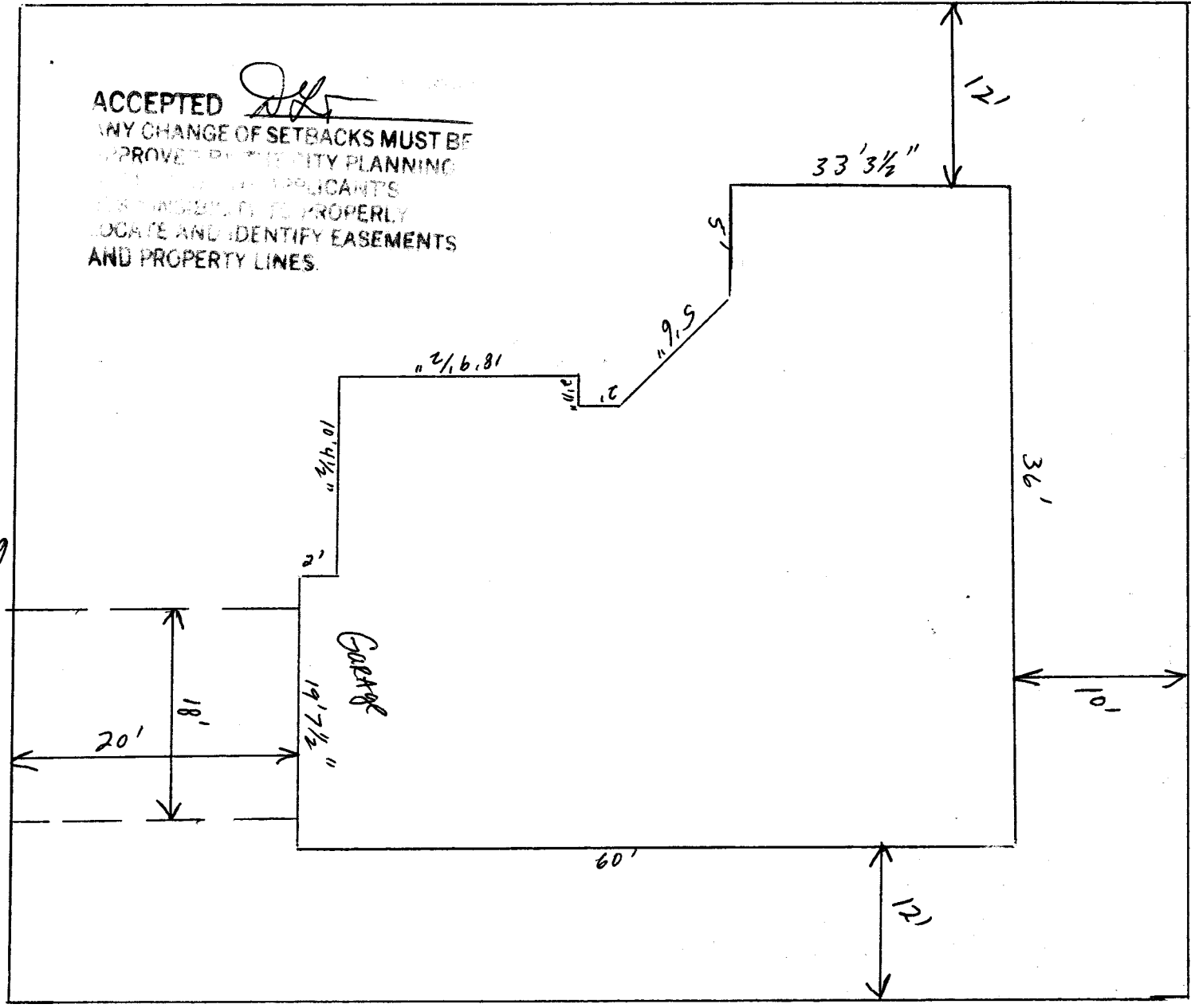
NOT TO SCALE

GABLE COURT

DRIVE OR
ONE
7/11/14

NORTH

ACCEPTED *[Signature]*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



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