

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

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

BLDG PERMIT NO. 85180



Your Bridge to a Better Community

BLDG ADDRESS 582 Gable Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1650

TAX SCHEDULE NO. 2943-071-24-009 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1650

FILING 3 BLK 1 LOT 9

(1) OWNER ABELL Partners

(1) ADDRESS P.O. Box 1765, 6J, CO 81502

(1) TELEPHONE 244-9986 #17

(2) APPLICANT ABELL Partners

(2) ADDRESS P.O. Box 1765, 6J, CO 81502

(2) TELEPHONE 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

SETBACKS: Front 15' 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 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 [Signature]

Date 6-25-02

Department Approval [Signature]

Date 6/28/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O <input type="checkbox"/>
Utility Accounting	Date <u>6/28/02</u>		

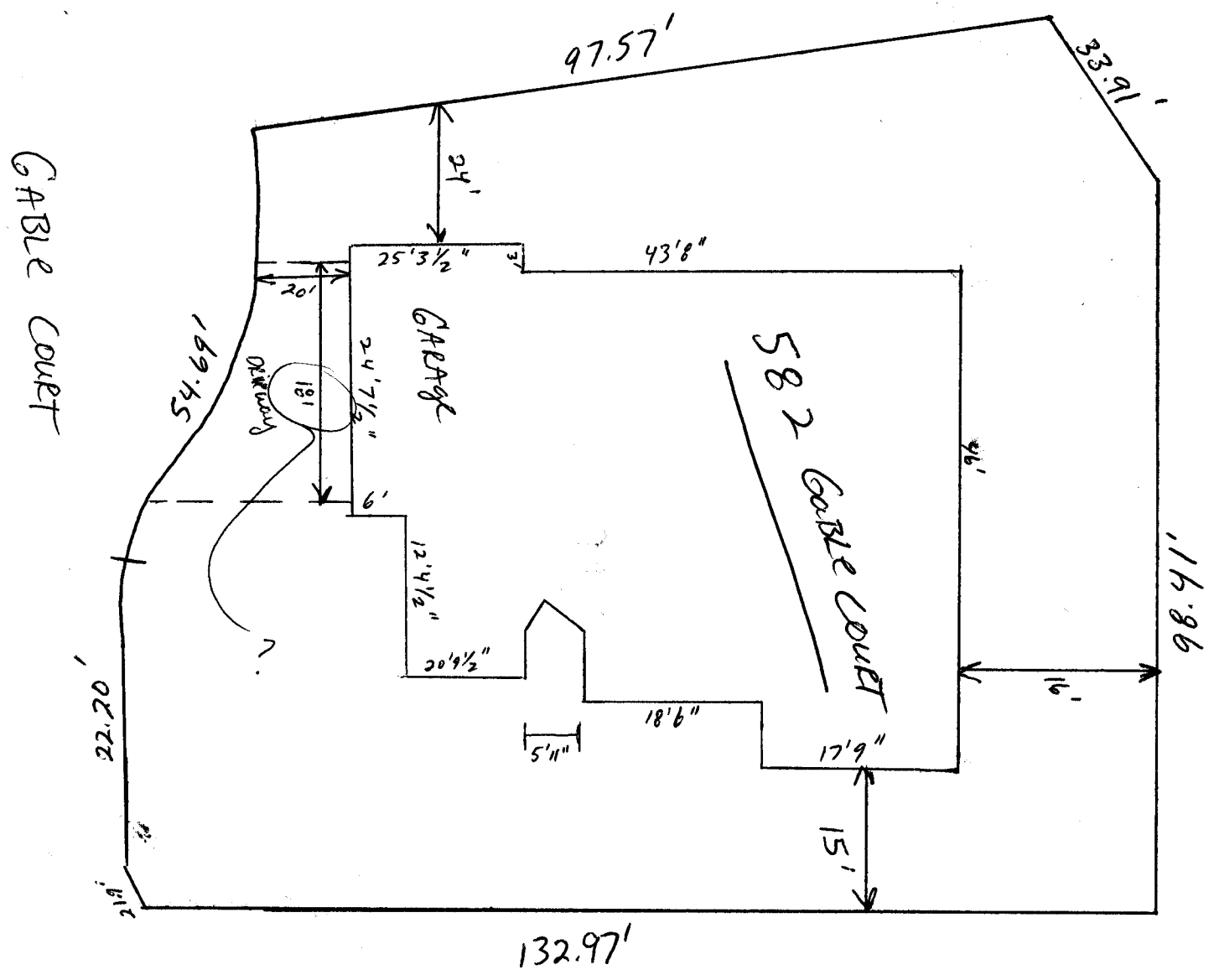
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

N.T.S.

6/20/02
Chap Gibson
ACCEPTED FOR SETBACKS MUST BE
THEY CHANGE OR SETBACKS MUST BE
PROVIDED TO THE CITY PLANNING
DEPARTMENT FOR APPROVAL
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

NORTH ↑



132.97'
Duke Dr.

appears drive is 18 FT.
But this is not clear/don't
appear consistent w/ other
dimensions...?
If driven is 18 FT wide,
DRIVE IS OK
DGL
6/20/02