

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

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

BLDG PERMIT NO. 84253



Your Bridge to a Better Community

BLDG ADDRESS 583 GABLE COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 1572  
 TAX SCHEDULE NO. 2943-071-24-005 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1572  
 FILING 3 BLK 1 LOT 5  
 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) \_\_\_\_\_  
 (1) OWNER ABELL Partners  
 (1) ADDRESS P.O. Box 1765, 6J, CO 81502  
 (1) TELEPHONE 970-244-9986 #17  
 (2) APPLICANT ABELL Partners  
 (2) ADDRESS P.O. Box 1765, 6J, CO 81502  
 (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' - 20' garage from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5/3 from PL, Rear 10/3 from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 6 TRAFFIC 29 ANN# \_\_\_\_\_

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 4-24-02  
 Department Approval Bayleen Henderson Date 4-30-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O NO <u>Pat CGUSD</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/30/02</u>

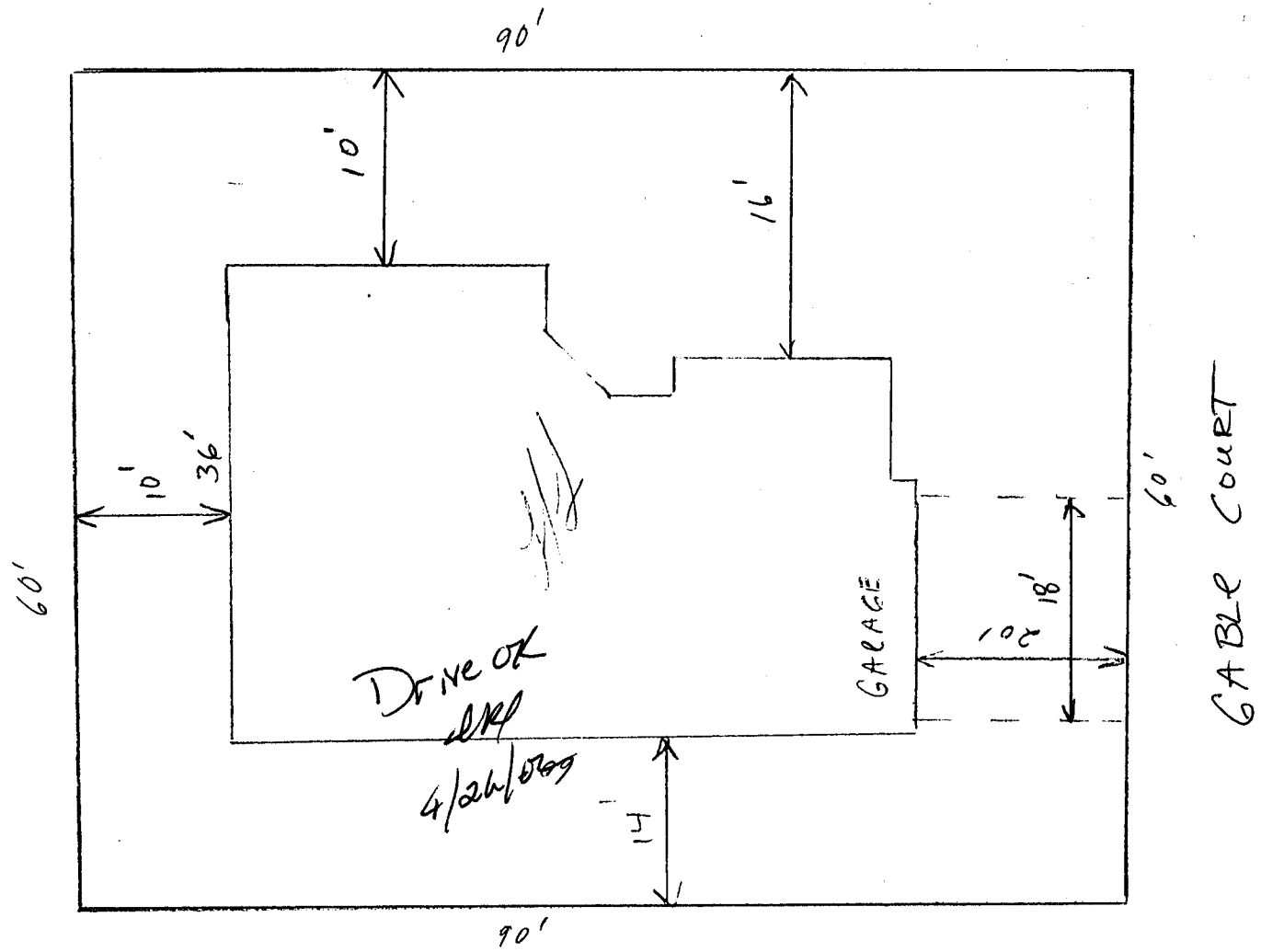
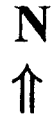
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

4-30-02 *Gayle Henderson*

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

Exhibit H.



Label street and drive locations and names. Sketch house and garage with preferred garage access. Show North direction by arrow, also show preferred set back from property line.

Buyer *[Signature]*

Date 3/1/2002