

FEE \$	0
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 83567



Your Bridge to a Better Community

BLDG ADDRESS 58 3 1/2 Dable Ct SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_  
Legends open space parent parcel

TAX SCHEDULE NO. 2943-071-23-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Legends Filings 2 Thw 8 TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER Legends/Partners LLC NO. OF BUILDINGS ON PARCEL \_\_\_\_\_  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS PO box 1765 G.J. 6 81502 USE OF EXISTING BUILDINGS MAR 11 2002

(1) TELEPHONE 244-9986

(2) APPLICANT Legend partners/Chippewa west DESCRIPTION OF WORK & INTENDED USE Retaining walls ranging from 2' to 8'

(2) ADDRESS PO box 1765 G.J. 6 81502 TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 244-9986

**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 \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side approved plan from PL, Rear \_\_\_\_\_ from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

GENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 3-11-02

Department Approval [Signature] Date 3/11/02  
per Pat Leil

Additional water and/or sewer tap fee(s) are required?	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>U Benseney</u>		Date <u>3/11/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

