

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85101



Your Bridge to a Better Community

BLDG ADDRESS 2056 Grand Falls Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1386

TAX SCHEDULE NO. 2943-071-21-001 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1386

FILING 2 BLK 2 LOT 1 NO. OF DWELLING UNITS: Before: 0 After: 1 this Construction

(1) OWNER ABELL Partners NO. OF BUILDINGS ON PARCEL Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 1765, 6J, CO 81502 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 244-9986 #17 DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) APPLICANT ABELL Partners TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)

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

(2) TELEPHONE 244-8858 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 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' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 32' 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 [Signature] Date 6-18-02

Department Approval [Signature] Date 6-24-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>CGUSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/24/02</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)

Legends way

72.80

21.9

70.04

20'

15'

2856 GRAND Falls

5'

Garage

NORTH

90.05

18'
20'
Driveway

54.52

6-24-02
Pat Bushman

DRIVE OK
ML
6/24/02

GRAND FALLS DRIVE

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