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

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 85/01



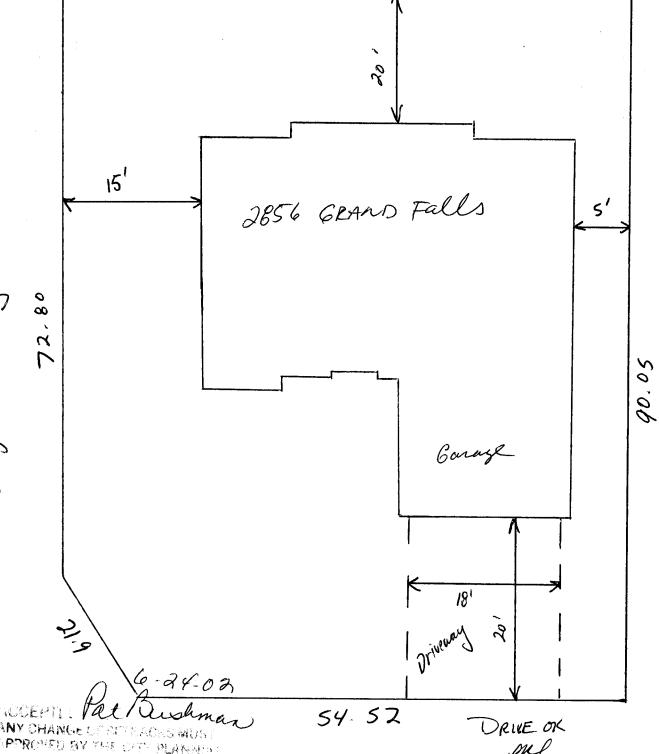


(Goldenrod: Utility Accounting)

BLDG ADDRESS 2056 6 HAR Falls Prive	SQ. FT. OF PROPOSED BLDGS/ADDITION 1386 7
TAX SCHEDULE NO. 2443-07/-2/-06/	SQ. FT. OF EXISTING BLDGS
SUBDIVISION The Legens	TOTAL SQ. FT. OF EXISTING & PROPOSED 1386
FILING Z BLK Z LOT 1	NO. OF DWELLING UNITS: / this Construction
(1) OWNER ABOUL Portners	NO. OF BUILDINGS ON PARCEL
(1) ADDRESS Pro. Box 1765, 65, 60 81502	Before: After: this Construction
(1) TELEPHONE 244-9986 #17	USE OF EXISTING BUILDINGS
(2) APPLICANT ABOLL Partners	DESCRIPTION OF WORK & INTENDED USE NEW Single Family
(2) ADDRESS 1-0-Box 1765, 6 J./0 81502 (2) TELEPHONE 244-8858	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
(2) TELEPHONE 244-8858	Manufactured Home (HUD) Other (please specify)
	ill existing & proposed structure location(s), parking, setbacks to all
property lines, ingress/egress to the property, ariveway loc	cation & width & all easements & rights-of-way which abut the parcel.
■ THIS SECTION TO BE COMPLETED BY CO	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🐿
ZONE PD	Maximum coverage of lot by structures
SETBACKS: Front 15 (20 gazza) from property line (PL) or from center of ROW, whichever is greater	Permanent Foundation Required: YES_X_NO
Side 5 from PL, Rear 10 from P	Parking Req'mt 2
	Special Conditions
Maximum Height 32	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 necessafily be limited to non-use of the building(s).	
Applicant Signature	Date 6-18-6-2
Department Approval 21 Fax Bushman	Date $6 - 18 - 6 = 2$
Additional water and/or sewer tap fee(s) are required:	YES NO WOND CGUSD
Utility Accounting	Date 4/24/02
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	

(Pink: Building Department)

Legenos hay



70.04

ANY CHANGE OF SUITE ACSS MUST

PPROVED BY THE OUT PLANSON

EDUCATE AND IDENTIFY GASTAVO FALLS DRIVE

onl a/24/or