

FEE \$	10 ⁰⁰
TCP \$	500
SIF \$	292

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 85672



Your Bridge to a Better Community

BLDG ADDRESS 2855 1/2 GRAND FALLS SQ. FT. OF PROPOSED BLDGS/ADDITION 1404 w/unfinished basement

TAX SCHEDULE NO. 2943-071-22-004 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1404 w/unfinished basement

FILING 2 BLK 3 LOT 4 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, 6.J., CO 81502 USE OF EXISTING BUILDINGS 2/7/2002

(1) TELEPHONE 970-244-9986 x17 DESCRIPTION OF WORK & INTENDED USE New single Family

(2) APPLICANT ABELL Partners. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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

(2) TELEPHONE 970-244-9986

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 N/A

SETBACKS: Front 15-structure 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 _____ 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 7-31-02

Department Approval [Signature] Date 8/5/02

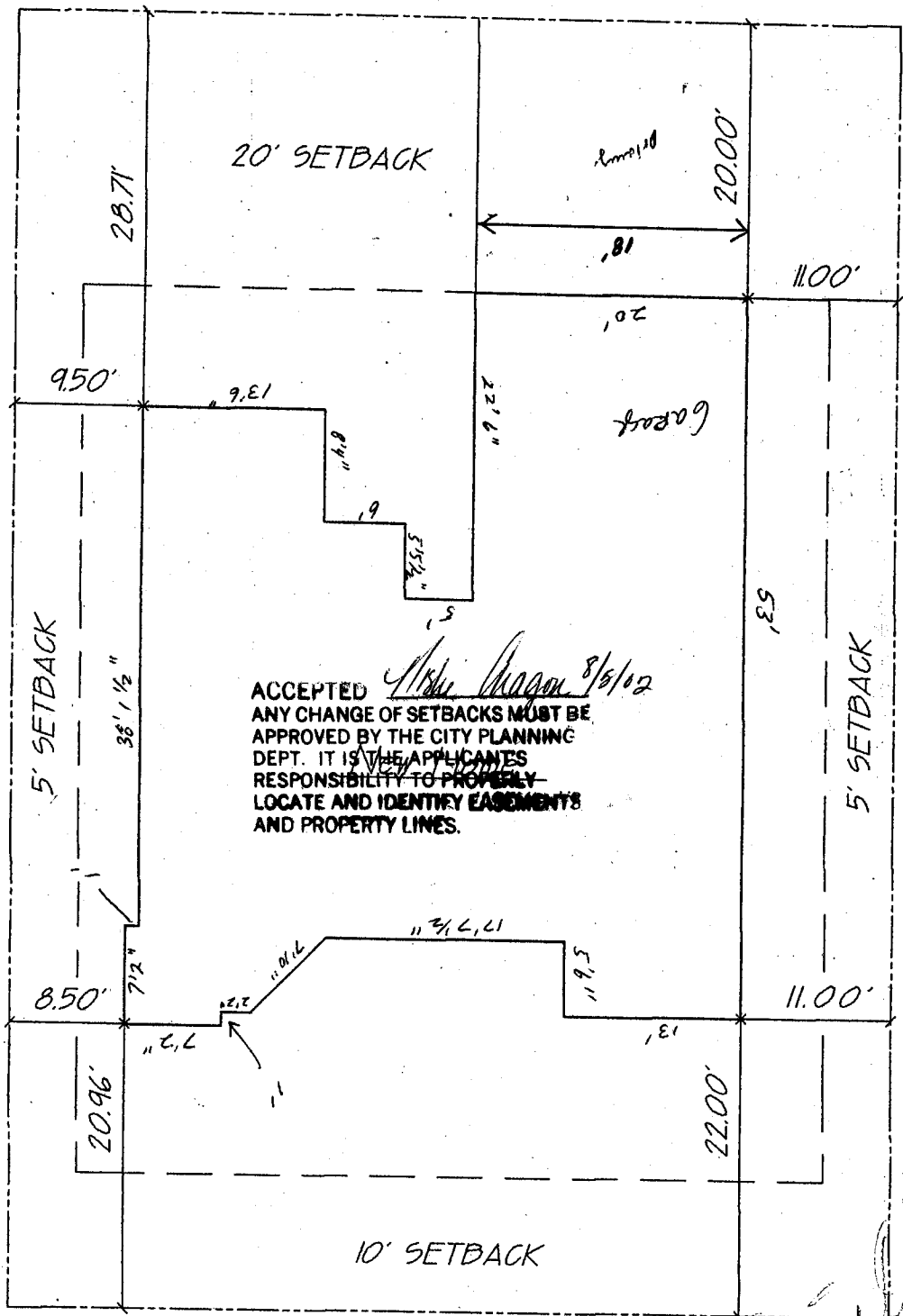
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Polax CG-VSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/5/02</u>		

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)

Grand Falls Drive

65.00'



Setbacks of BN 7-29-02

65.00'

2855 1/2 Grand Falls Drive

Legends Subdivision

Grand Junction, CO

Handwritten signature

7-31-02



1" = 20.00'