

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 83106



Your Bridge to a Better Community

BLDG ADDRESS 2856 1/2 GRAND Falls SQ. FT. OF PROPOSED BLDGS/ADDITION 1404  
 TAX SCHEDULE NO. 2943-071-21-00-2 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1404  
 FILING 2 BLK 2 LOT 2 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, B.J., CO 80502 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 970-244-9986 #17 DESCRIPTION OF WORK & INTENDED USE New single Family  
 (2) APPLICANT ABELL Partners TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE Same  Manufactured Home (HUD)  
 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' 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 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 1-31-02  
 Department Approval [Signature] Date 2/11/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pd @ Cgks</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-11-02</u>		

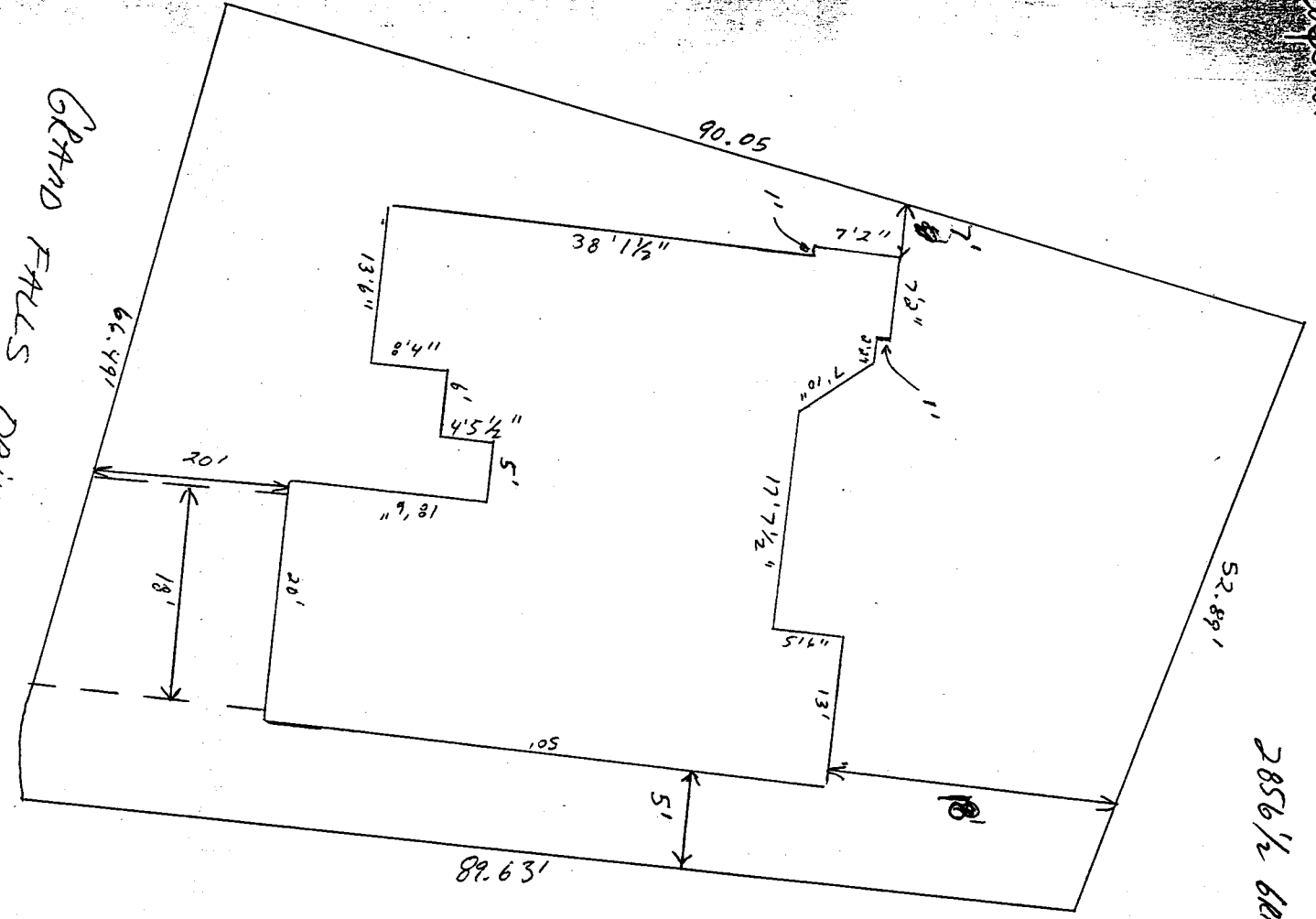
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2/11/02  
ACCEPTED *C. Jay Gibson*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*F. G. O'Brien*  
2/12/02

DRIVE OK  
2/5/02

GRAND FALLS DRIVE



2856 1/2 GRAND FALLS

