

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

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

BLDG PERMIT NO. 87510



Your Bridge to a Better Community

BLDG ADDRESS 2858 1/2 GRAND Falls Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1572

TAX SCHEDULE NO. 2943-071-21-004 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1572

FILING 2 BLK 2 LOT 4

(1) OWNER Legenos Partners

(1) ADDRESS P.O. Box 1765, 6 J, COLO

(1) TELEPHONE 970-244-9986 #17

(2) APPLICANT Legenos Partners

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

(2) TELEPHONE 970-244-9986 #17

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE New single family

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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

SETBACKS: Front 15' Res 20' Garage from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Maximum Height 32'

Maximum coverage of lot by structures \_\_\_\_\_

Permanent Foundation Required: YES  NO

Parking Req'mt 2

Special Conditions \_\_\_\_\_

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 necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12-16-02  
 Department Approval NA [Signature] Date 12/23/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15584</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/23/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

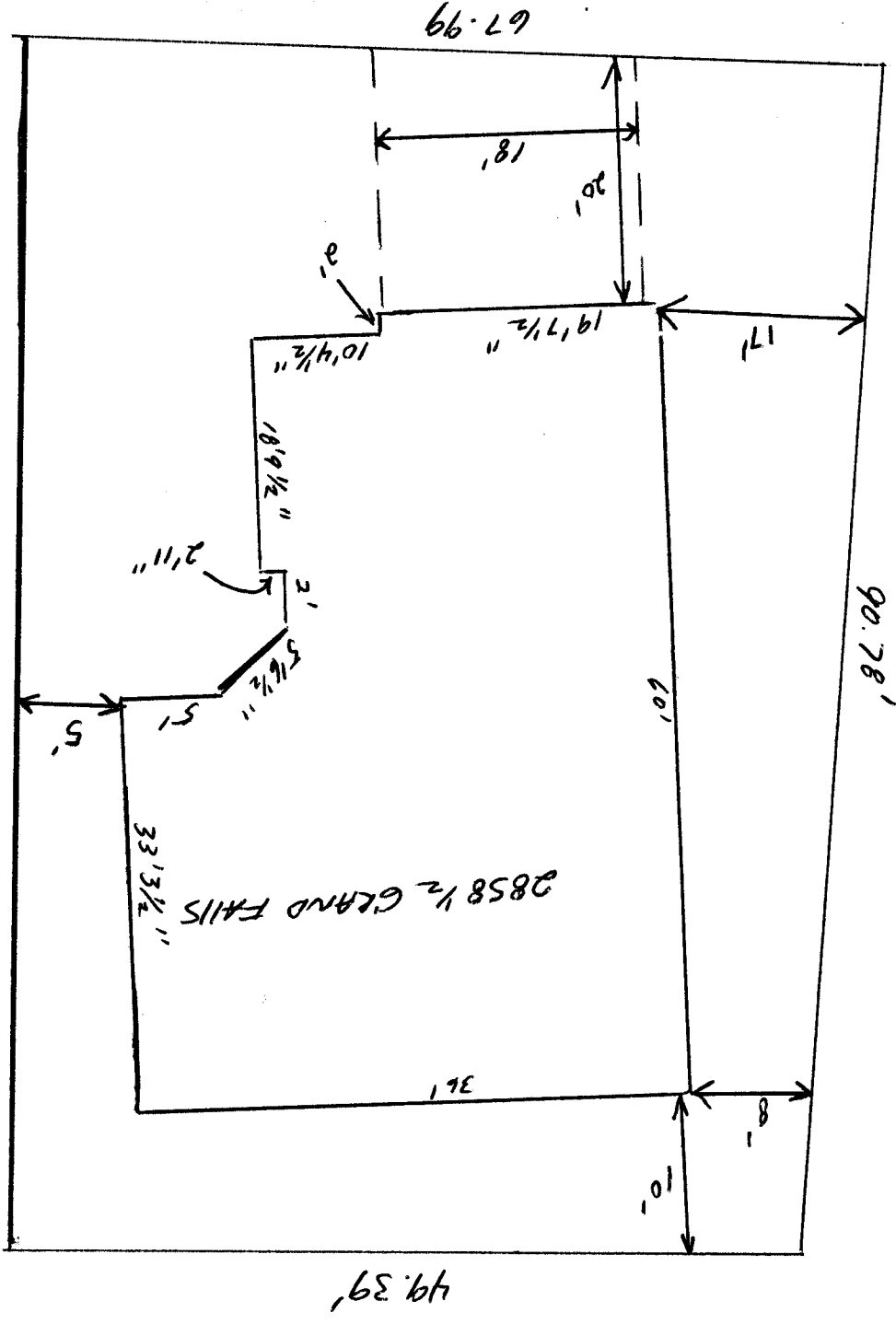
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOT TO SCALE

12/16/03  
W  
etc

GRAND FALLS DRIVE

NORTH  
↓



ACCEPTED *Yvonne Burson* 12/23/02  
 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