

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 85569



Your Bridge to a Better Community

BLDG ADDRESS 2851 Prestley Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1739  
TAX SCHEDULE NO. 2943-071-26-001 SQ. FT. OF EXISTING BLDGS N/A  
SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1739  
FILING 3 BLK 3 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 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 P.O. Box 1765, 6J, CO  Site Built  Manufactured Home (UBC)  
(2) TELEPHONE 970-244-9986 #17  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# \_\_\_\_\_

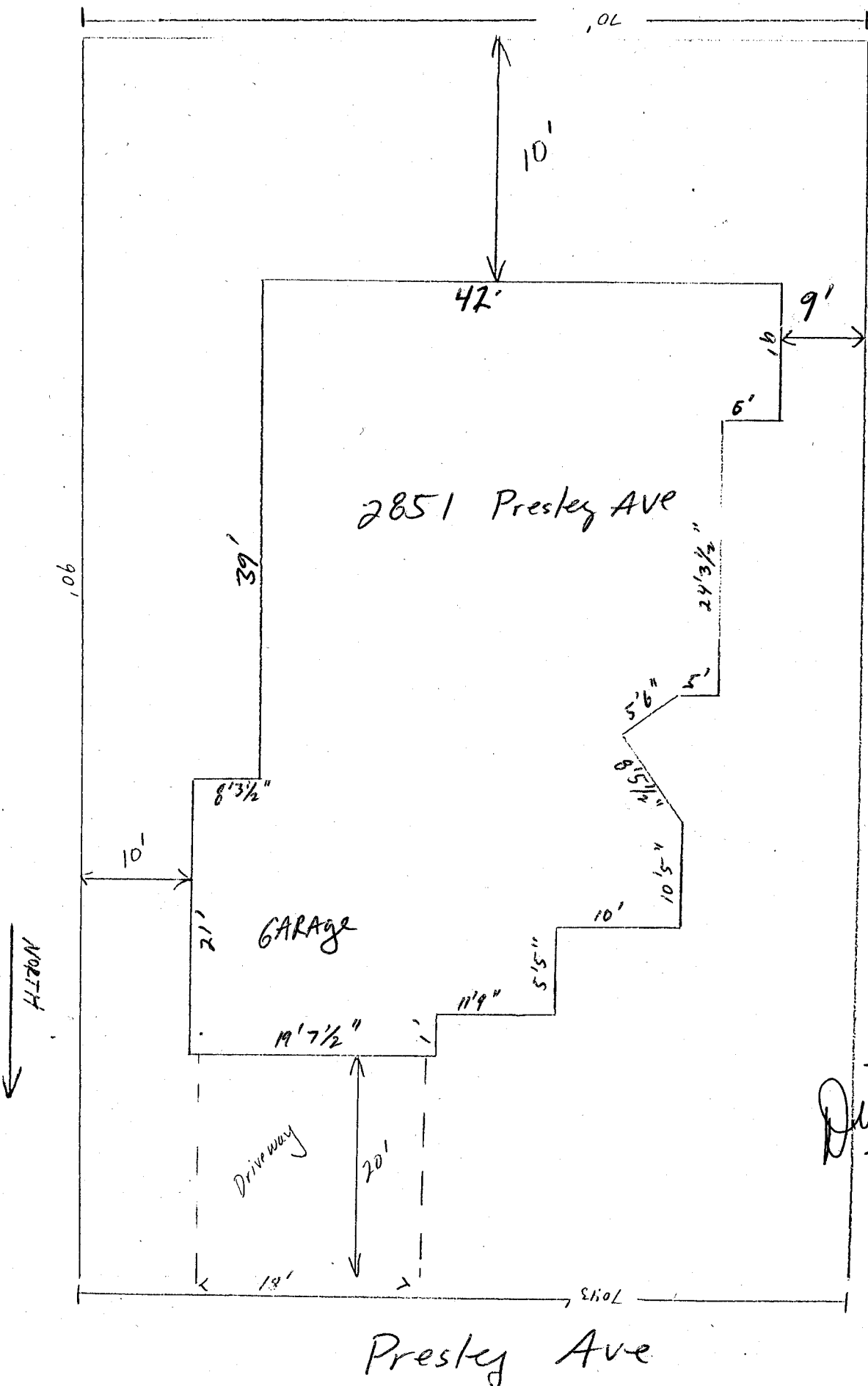
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 7-24-02  
Department Approval [Signature] Date 8/5/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>POA 16USD</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/5/02</u>		

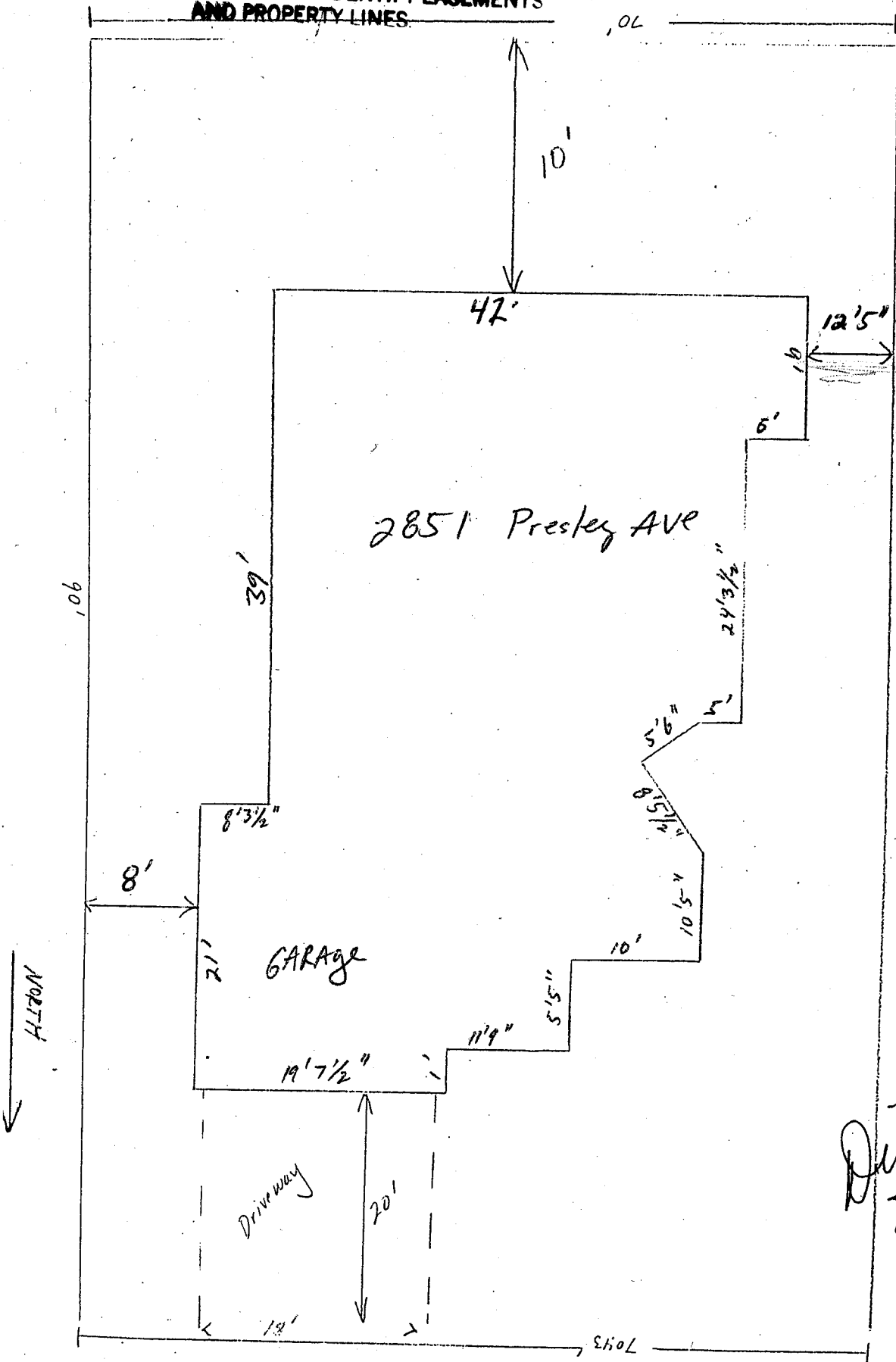
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Mike Moore* 8/5/02  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Done OK*  
*Bob Down*  
 7-25-02

ACCEPTED *Pat Bushman* 8-13-02  
 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.



ACCEPTED *Mike Maddox* 8/15/02  
 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.

*Done OK*  
*Best Down*  
 7-25-02

Presley Ave