

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87615



Your Bridge to a Better Community

BLDG ADDRESS 2852 Prestley AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1572
TAX SCHEDULE NO. 243-071-26-002 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION The Leguons TOTAL SQ. FT. OF EXISTING & PROPOSED 1572
FILING 3 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, 6J, CO 81502 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 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 81502 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 244-9986 #17 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' ^{20' principal} 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 3
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).

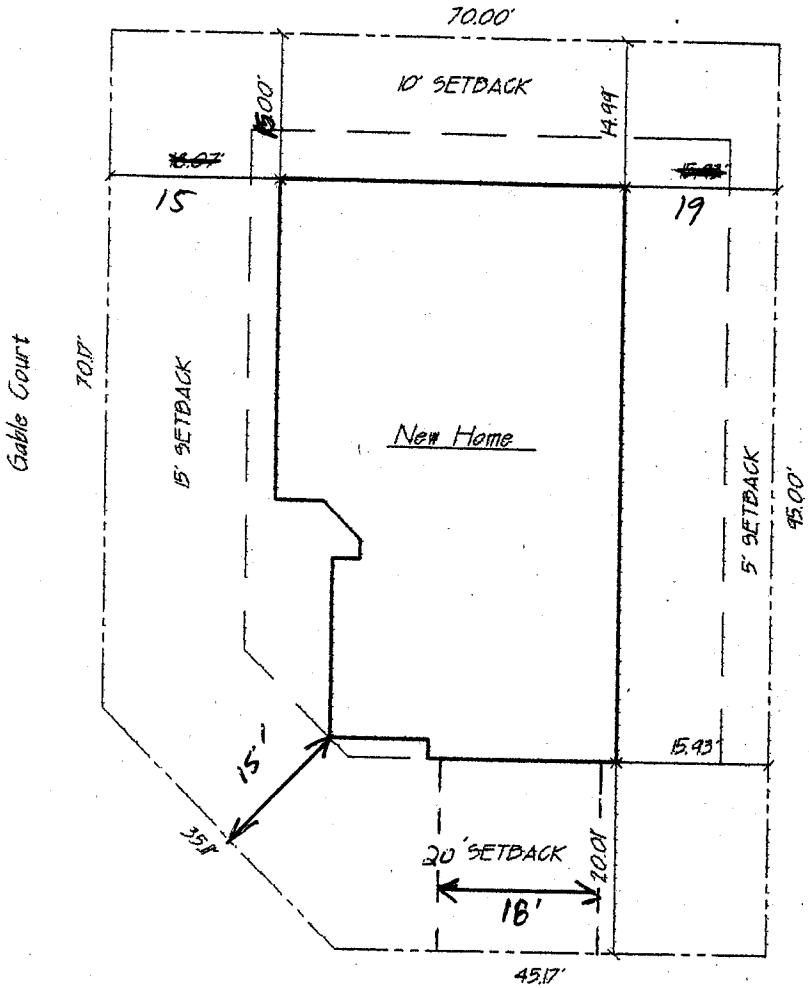
Applicant Signature [Signature] Date 6-25-02
Department Approval [Signature] Date 12/23/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>Per city council</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)

ACCEPTED *Nishi Chagon* 12/28/02
 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
Revised on 12/31/02
Nishi Chagon



Presley Avenue

2852 Presley Avenue
 The Legends Subdivision

*DRIVE OR
 DM
 w/20/02*