

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

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

BLDG PERMIT NO. 86975



Your Bridge to a Better Community

BLDG ADDRESS 2853 Presley SQ. FT. OF PROPOSED BLDGS/ADDITION 1566
 TAX SCHEDULE NO. 2943-071-26-003 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1566
 FILING 3 BLK 3 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Legends Partners NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 1765, G.J., CO, 81502 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-244-9986 #17 DESCRIPTION OF WORK & INTENDED USE New single Family
 (2) APPLICANT Legends Partners TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 1765, G.J., CO 81502 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' FPL Permanent Foundation Required: YES NO _____
 or 20' garage from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater Special Conditions Engineered Foundations Req'd
 Side 5' from PL, Rear 10' from PL CENSUS _____ TRAFFIC _____ ANN# _____
 Maximum Height 32'

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 10-30-02
 Department Approval [Signature] Date 11/7/02

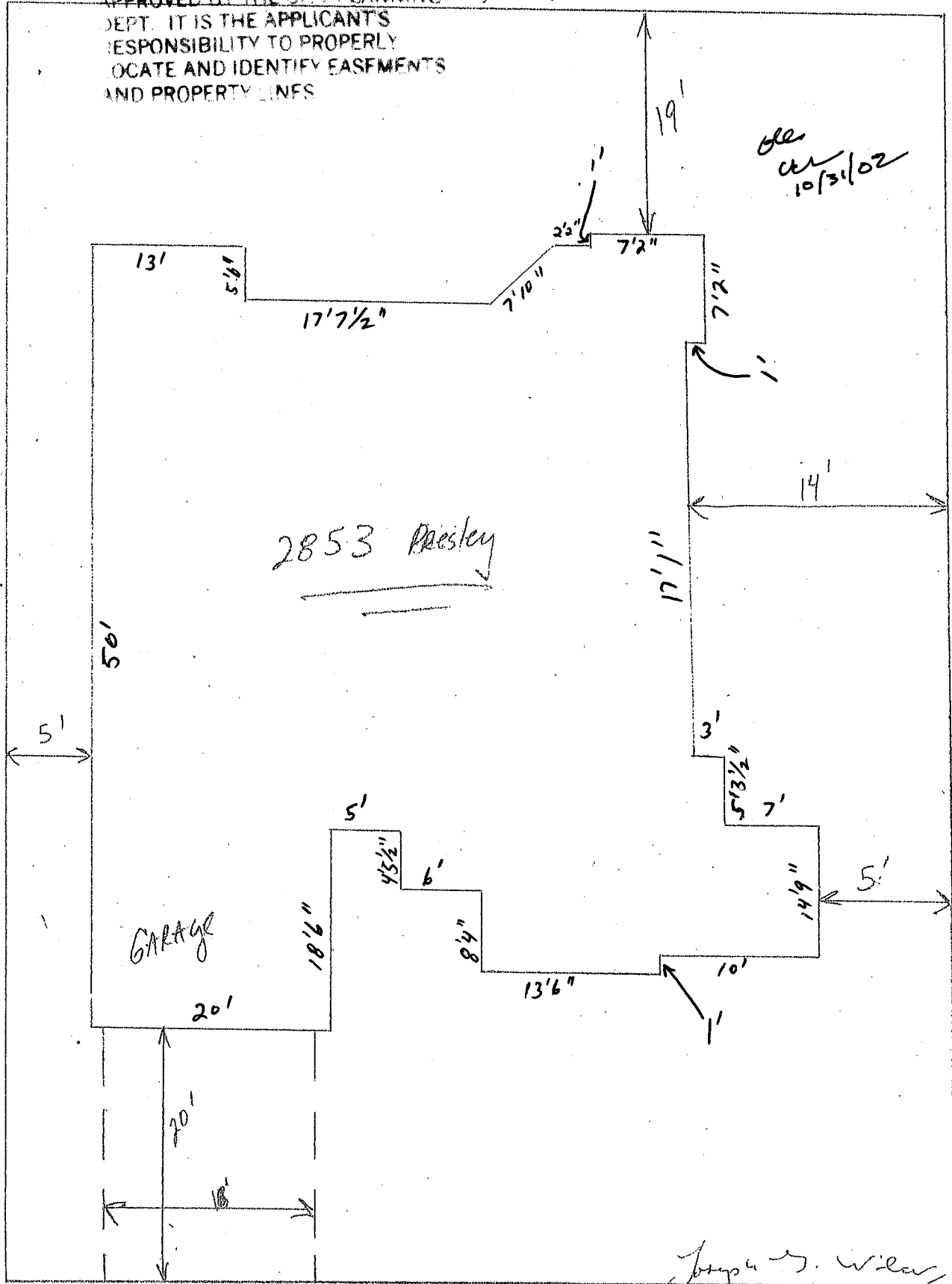
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>5457</u>
Utility Accounting	Date <u>11/7/02</u>		

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)

11/7/02
 ACCEPTED *C. Faye Olson*
 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

9.69

ole
OK
 10/31/02



2853 Presley

GARAGE

Joseph J. Wilcox
 7.13.2002

9.69

NOT TO SCALE

Presley Ave