

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

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

BLDG PERMIT NO. 812500

cc



Your Bridge to a Better Community

BLDG ADDRESS 2853 1/2 Prestley Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1572
 TAX SCHEDULE NO. 2943-071-26-004 SQ. FT. OF EXISTING BLDGS 0 N/A
 SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1572
 FILING 3 BLK 3 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Legenos 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 OC 10/12
 (1) TELEPHONE 970-244-9986 #17 DESCRIPTION OF WORK & INTENDED USE 2002 single family
 (2) APPLICANT Legenos Partners TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 1765, 6J, 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 15/20' 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).

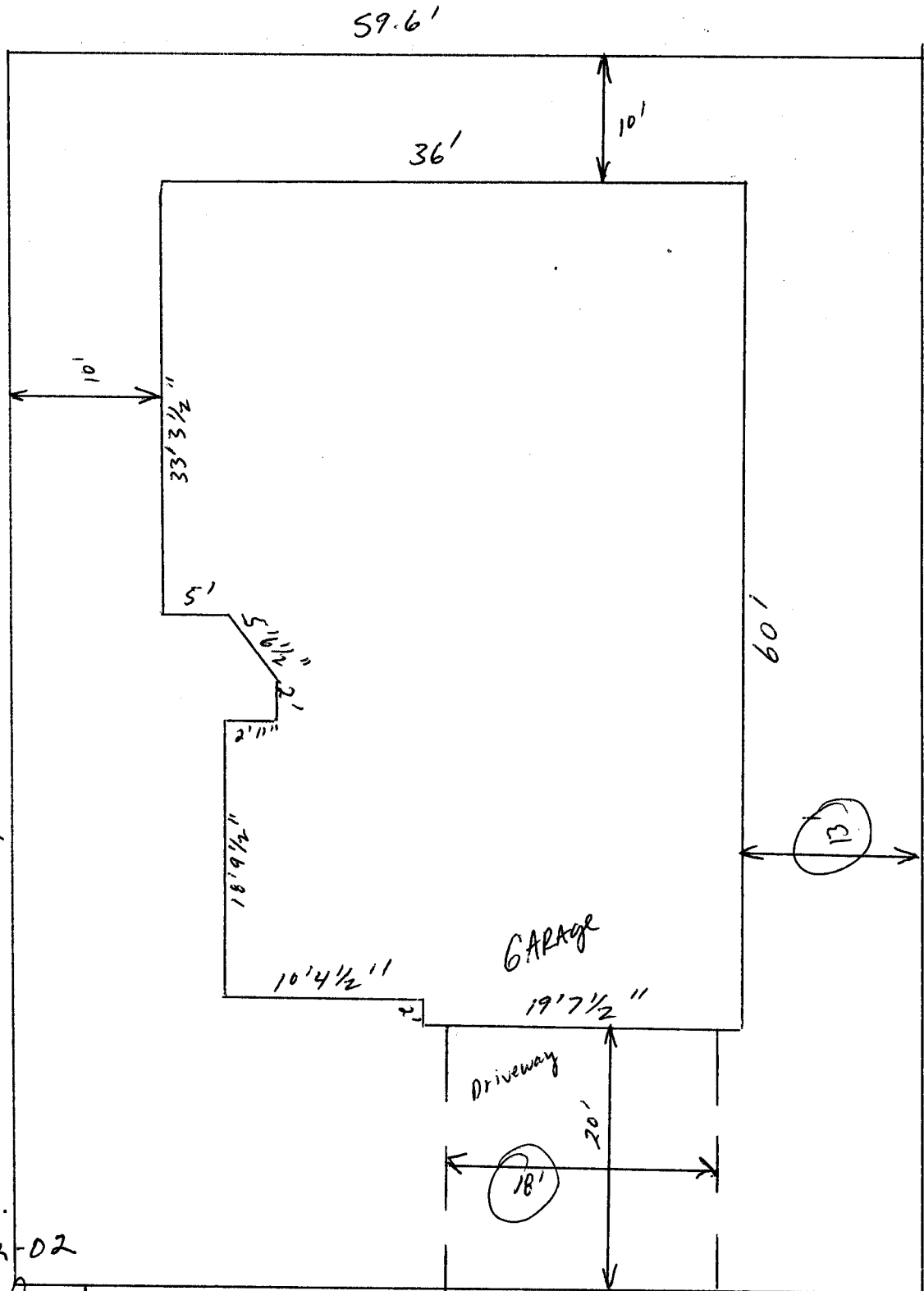
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9-30-02
 Department Approval PB Pat Bushman Date 10-02-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pol or CGVSD</u>
Utility Accounting <u>C. Beusley</u>	Date <u>10/2/02</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)

NORTH



10-02-02

Pat Bushman

ACCEPTED
 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

59.6'

Presley Ave

OK
 CW
 9/30/02