

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

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

BLDG PERMIT NO. 89218



Your Bridge to a Better Community

BLDG ADDRESS 2863 Duke Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1589
 TAX SCHEDULE NO. 2943-071-23-004 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1589
 FILING 4 BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Legeno Partners USE OF EXISTING BUILDINGS N/A
 (1) ADDRESS P.O. Box 1765, 6.J., CO 81502 DESCRIPTION OF WORK & INTENDED USE New Single Family
 (1) TELEPHONE 970-244-9986 #17 TYPE OF HOME PROPOSED:
 (2) APPLICANT Legeno Patners Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS P.O. Box 1765, 6.J., CO 81502 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-244-9986 #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 40%
 SETBACKS: Front 15 to House 20' GARAGE 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 U TRAFFIC 29 ANNEX# _____

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 4-24-03
 Department Approval [Signature] Date 5/1/03

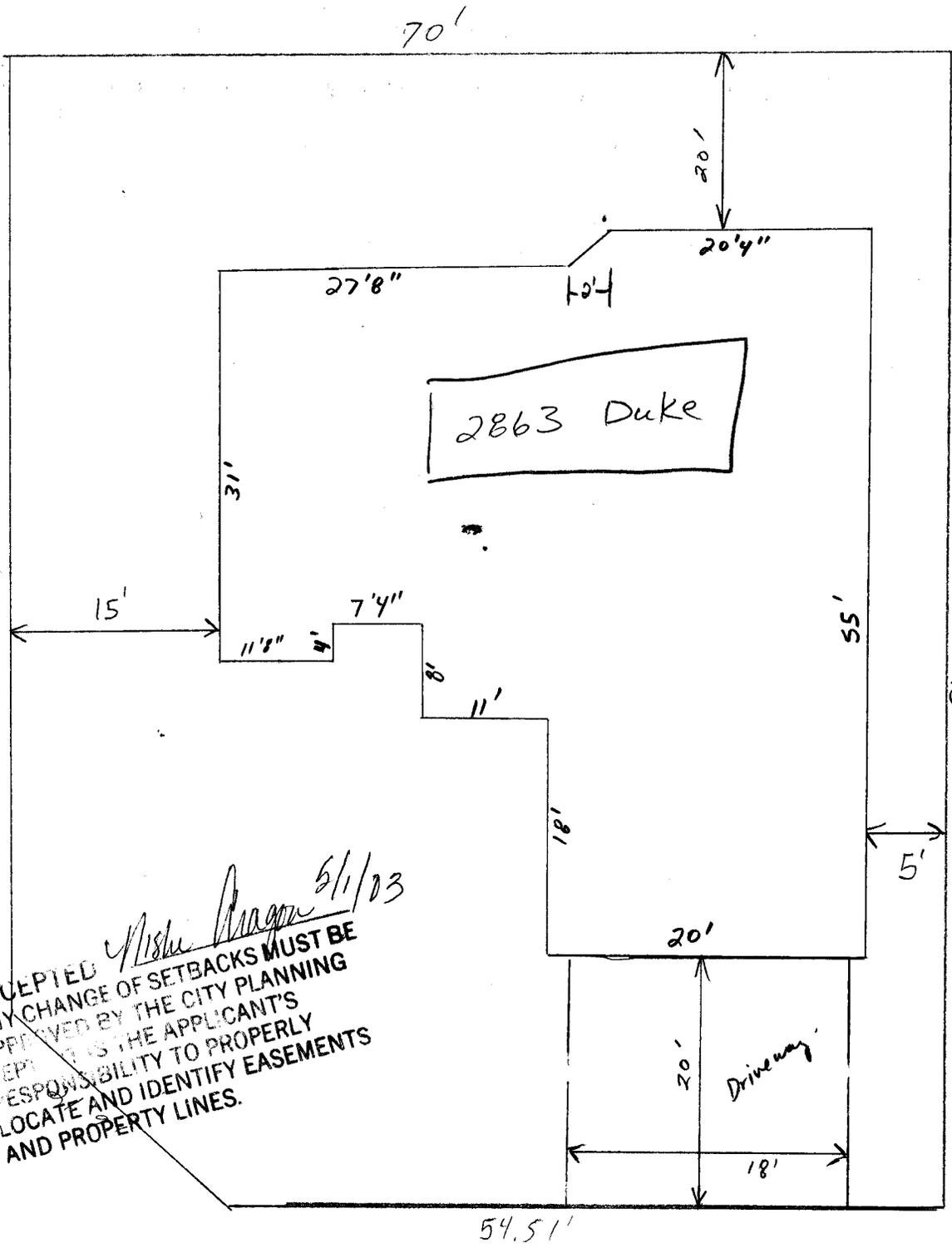
Additional water and/or sewer tap fee(s) are required:	YES _____	NO _____	W/O No. <u>15999</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5-1-03</u>

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)

NOEMA JEAN

NORTH



ACCEPTED *Nisha Aragon* 6/1/03
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Duke Drive

ole
cc
4/25/03