

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 88055



Your Bridge to a Better Community

BLDG ADDRESS 585 Gable Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1589  
TAX SCHEDULE NO. 2943-071-24-006 SQ. FT. OF EXISTING BLDGS N/A  
SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1589  
FILING 3 BLK 1 LOT 6 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, 6.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 Legenos Partners. TYPE OF HOME PROPOSED:  
(2) ADDRESS P.O. Box 1765, 6.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 \_\_\_\_\_  
residence front 15' / garage 20'  
SETBACKS: Front \_\_\_\_\_ from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Permanent Foundation Required: YES  NO \_\_\_\_\_  
Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
Special Conditions eng'd foundation required  
Maximum Height 32' CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 02-06-03  
Department Approval [Signature] Date 2/10/03

PAID  
FEB 10 2003  
DV

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>15714</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-10-03</u>

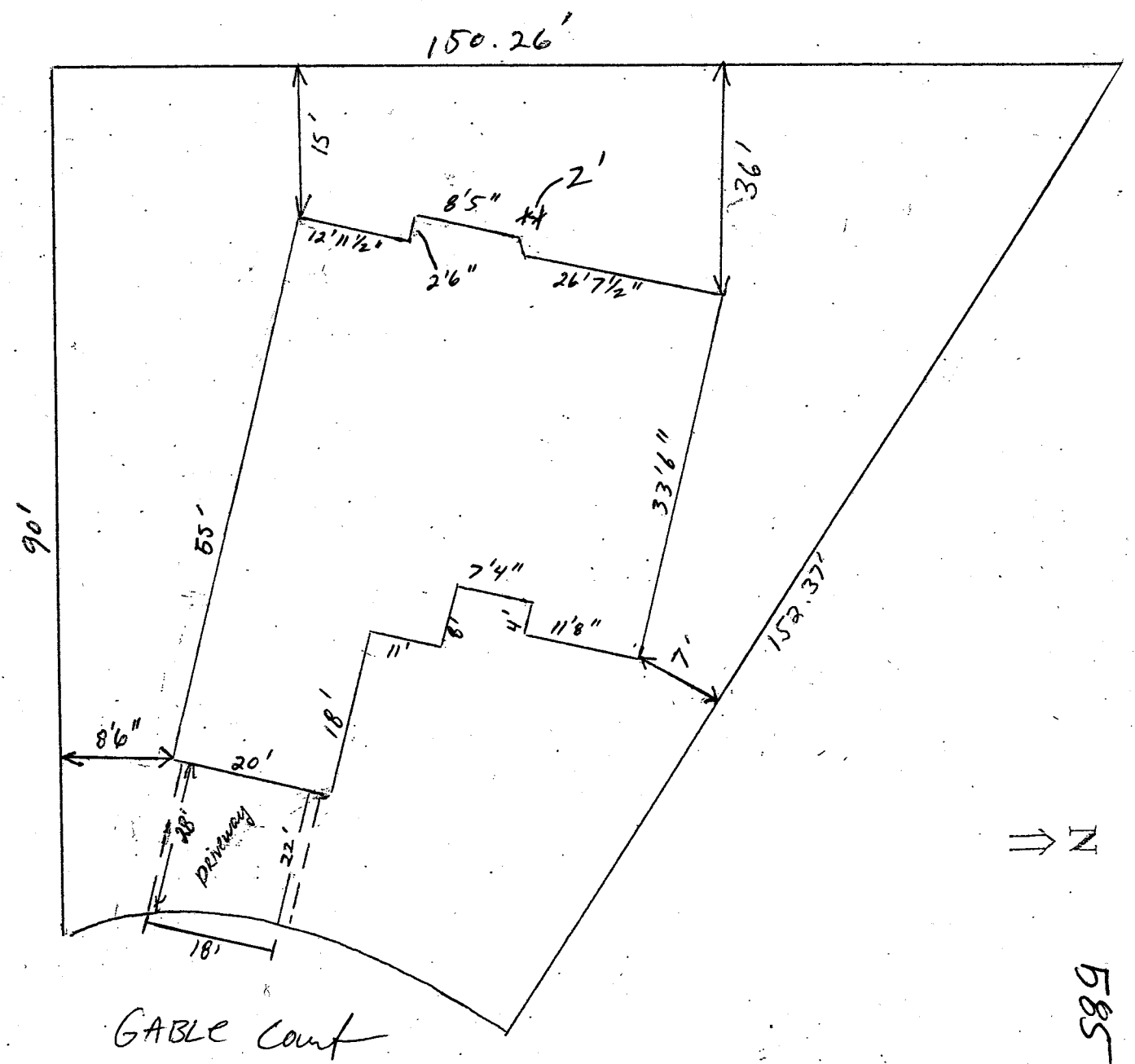
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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.

2/10/03  
C. Taveris

2/10/03  
C. Taveris



GABLE Court

585 Gable Court

EXHIBIT B