

FEE \$	10.00
TCP \$	<del>0</del>
SIF \$	292.00

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

BLDG PERMIT NO. 91544



Your Bridge to a Better Community

BLDG ADDRESS 2859 1/2 GRAND Falls SQ. FT. OF PROPOSED BLDGS/ADDITION 1646 up 1423 down

TAX SCHEDULE NO. 2943-071-22-008 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1646 up 1423 down

FILING 2 BLK 3 LOT 8

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.

(1) ADDRESS P.O. Box 1765, 6.J.10

(1) TELEPHONE 970-244-9986 #17

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Legeno Partners.

DESCRIPTION OF WORK & INTENDED USE New single Family

(2) ADDRESS P.O. Box 1765, 6.J.10

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 970-244-9986 #17

**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 25

SETBACKS: Front 15' 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 \_\_\_\_\_

"D"

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 9-8-03

Department Approval [Signature] Date 9/9/03

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>16545</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/10/03</u>

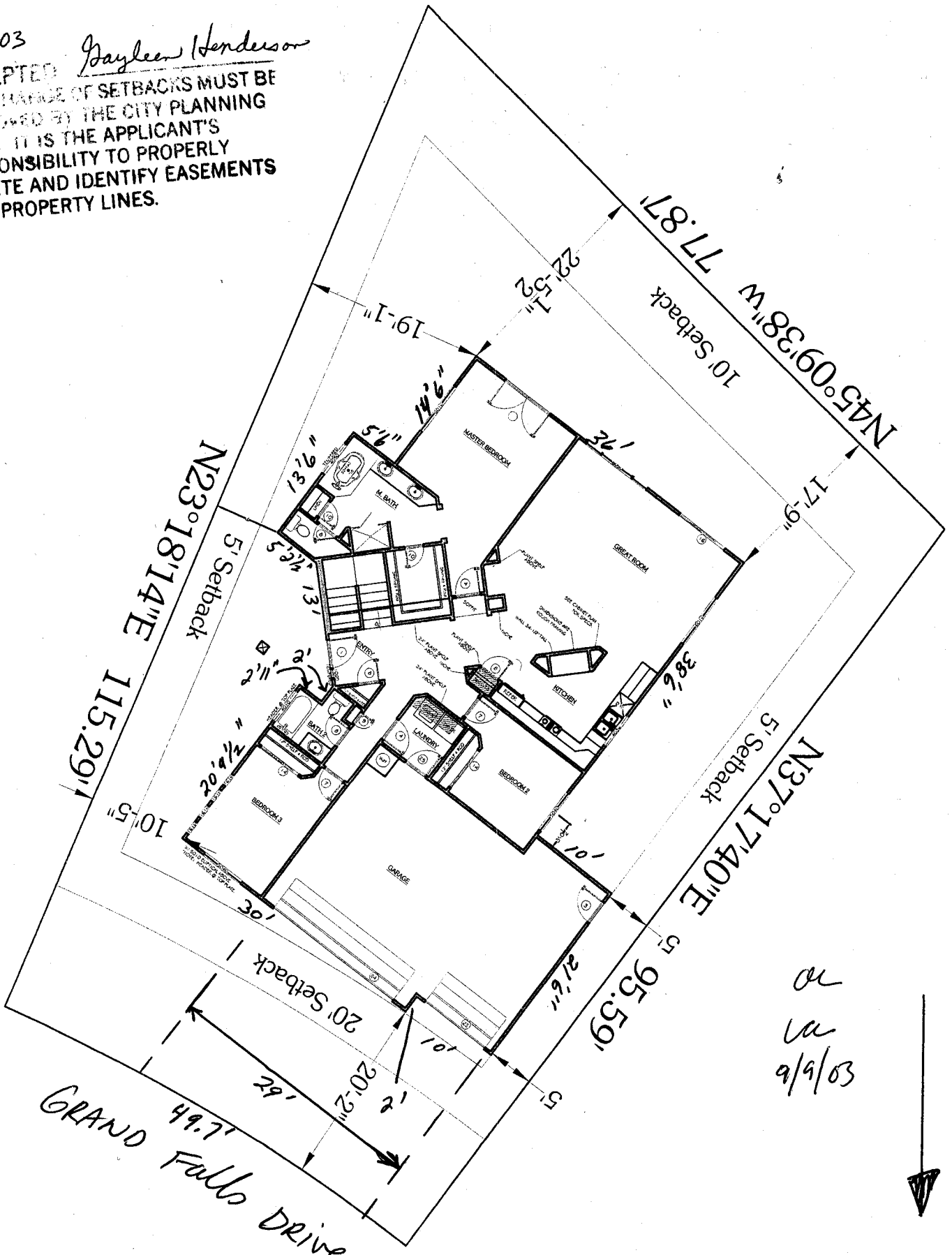
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

9-10-03

*Gayleen Henderson*

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.



*GRAND Falls Drive*  
49.7'

*OK  
OK  
9/9/03*

