

FEE \$	10.00
TCP \$	None
SIF \$	298.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2856 Presley SQ. FT. OF PROPOSED BLDGS/ADDITION 1670
 TAX SCHEDULE NO. 2943-071-26-013 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION The Legeno TOTAL SQ. FT. OF EXISTING & PROPOSED 1670
 FILING 5 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER The Legeno Partners
 (1) ADDRESS P.O. Box 1765, 6.J, CO 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 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' House 20' Garage from property line (PL) Permanent Foundation Required: YES X 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 Engineered foundation Req.
 CENSUS D 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).

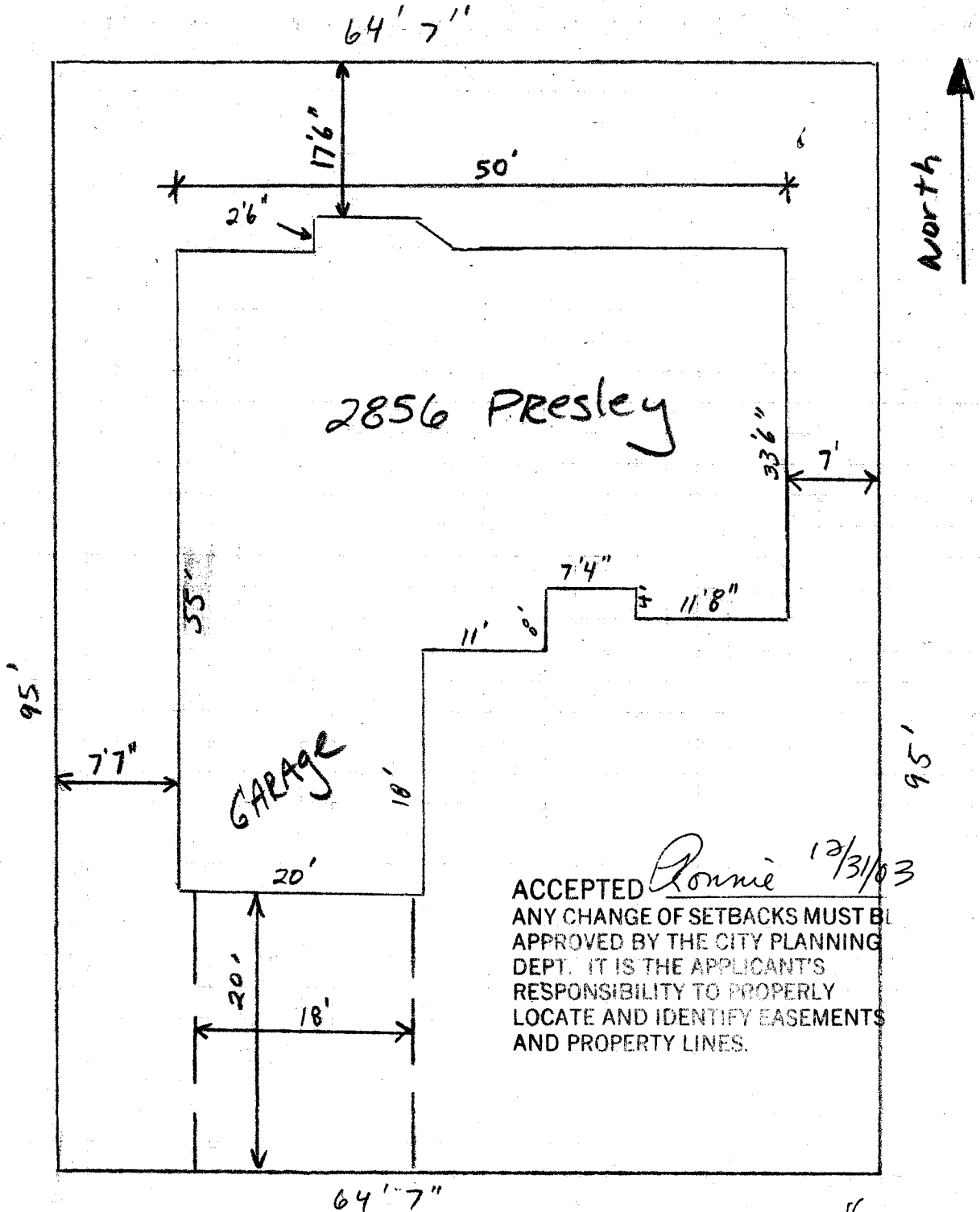
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12/31/03
 Department Approval [Signature] Date 12/31/03

Additional water and/or sewer tap fee(s) are required:	YES <u>C</u>	NO	W/O No. <u>12/16/03</u>
Utility Accounting		Date	<u>12/31/03</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 *Ronnie* 12/31/03
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.

presley Ave.

*Ronnie OK
That's Done
12-24-03*