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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | None |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. 89706



Your Bridge to a Better Community

BLDG ADDRESS 2861 Presley SQ. FT. OF PROPOSED BLDGS/ADDITION 1572
 TAX SCHEDULE NO. 2943-071-23-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1572
 FILING 5 BLK 1 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction **PAID**
 (1) OWNER The Legend Partners NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction **JUN 3 2003**
 (1) ADDRESS P.O. Box 1765, G.J., CO 81502 USE OF EXISTING BUILDINGS N/A CMC
 (1) TELEPHONE 970-244-9986 #17 DESCRIPTION OF WORK & INTENDED USE New Single Family
 (2) APPLICANT The Legend Partners TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 1765, G.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 _____
 SETBACKS: Front 15 House 20' Garage from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL, Rear 10' from PL Special Conditions Engineered Foundation
 Maximum Height 32' 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).

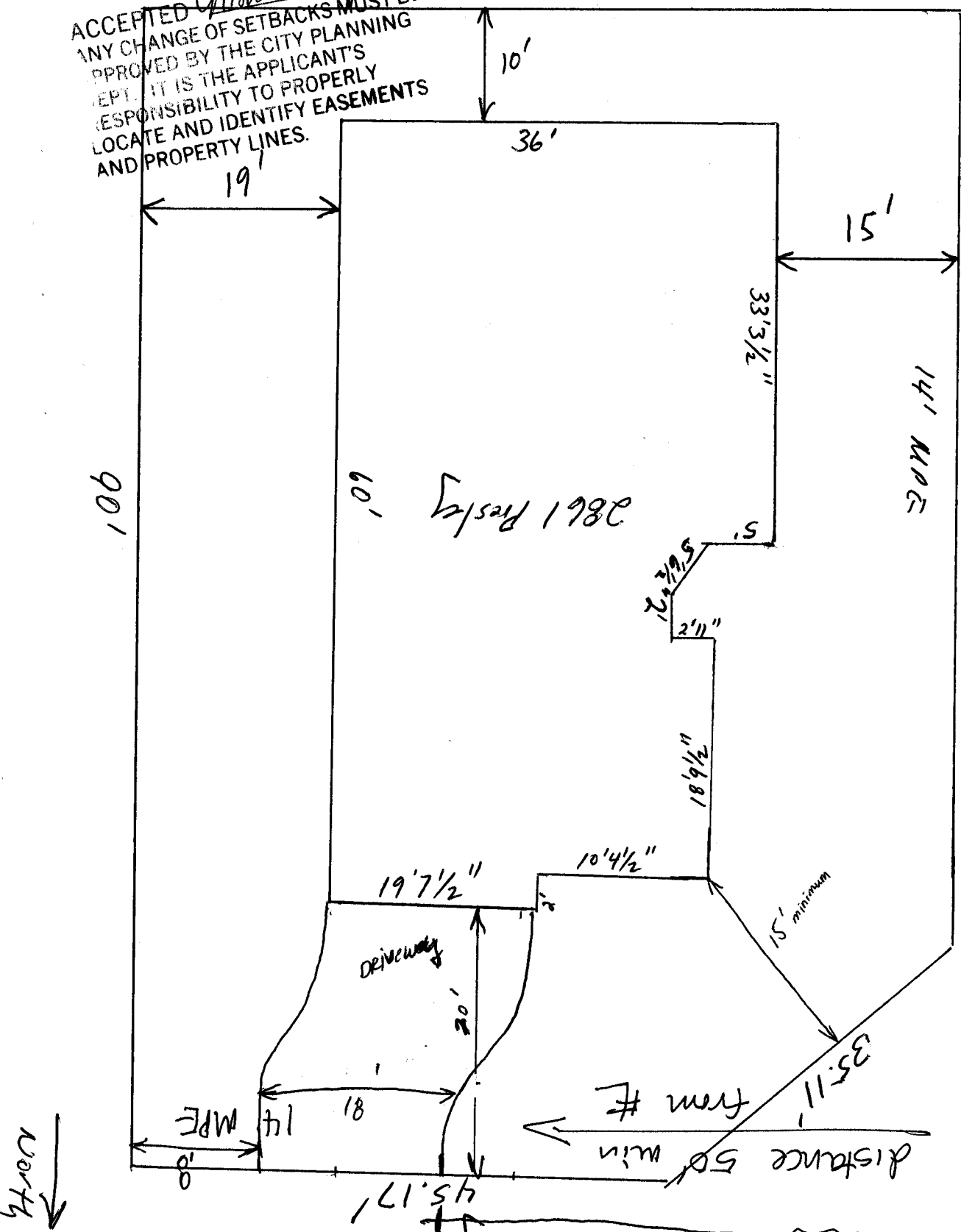
Applicant Signature [Signature] Date 5-5-03
 Department Approval NA [Signature] Date 6/3/03

| | | | |
|--|---|------|----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>pd at CGASD</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>6/3/03</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 *Alshi Oragon 6/3/03*
 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.



North ↓

Presley Ave

Setback of 0.05

2861 Presley Ave.

*Drive OK
 That Down
 6/2/03*