

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 2862 Presley Ave 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 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 The Legenos Partners
 (1) ADDRESS P.O. Box 1765, G.J., CO 81502
 (1) TELEPHONE 970-244-9986 #17
 (2) APPLICANT The Legend Partners
 (2) ADDRESS P.O. Box 1765, G.J., CO 81502
 (2) TELEPHONE 970-244-9986 #17
 USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE New single family
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 JUN 3 2003
 CMC

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)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL
 Permanent Foundation Required: YES NO _____
 Maximum Height 32' Parking Req'mt 2
 Special Conditions Engineered Foundations
 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).

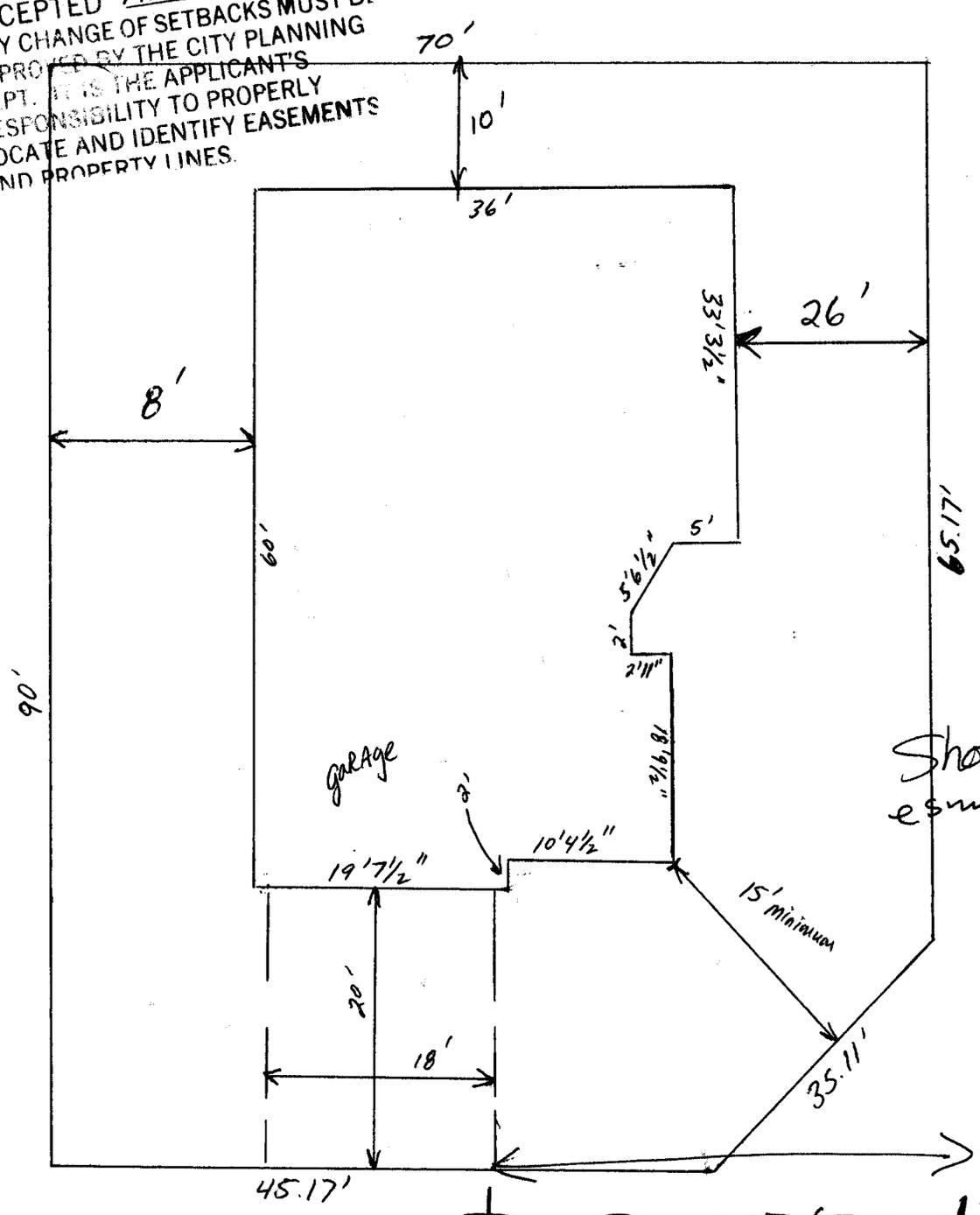
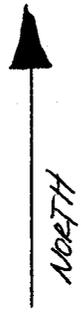
Applicant Signature Carol Kent Date 5-5-03
 Department Approval NA Uisha Wagner Date 6/3/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16139</u>
Utility Accounting <u>U. Bensey</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)

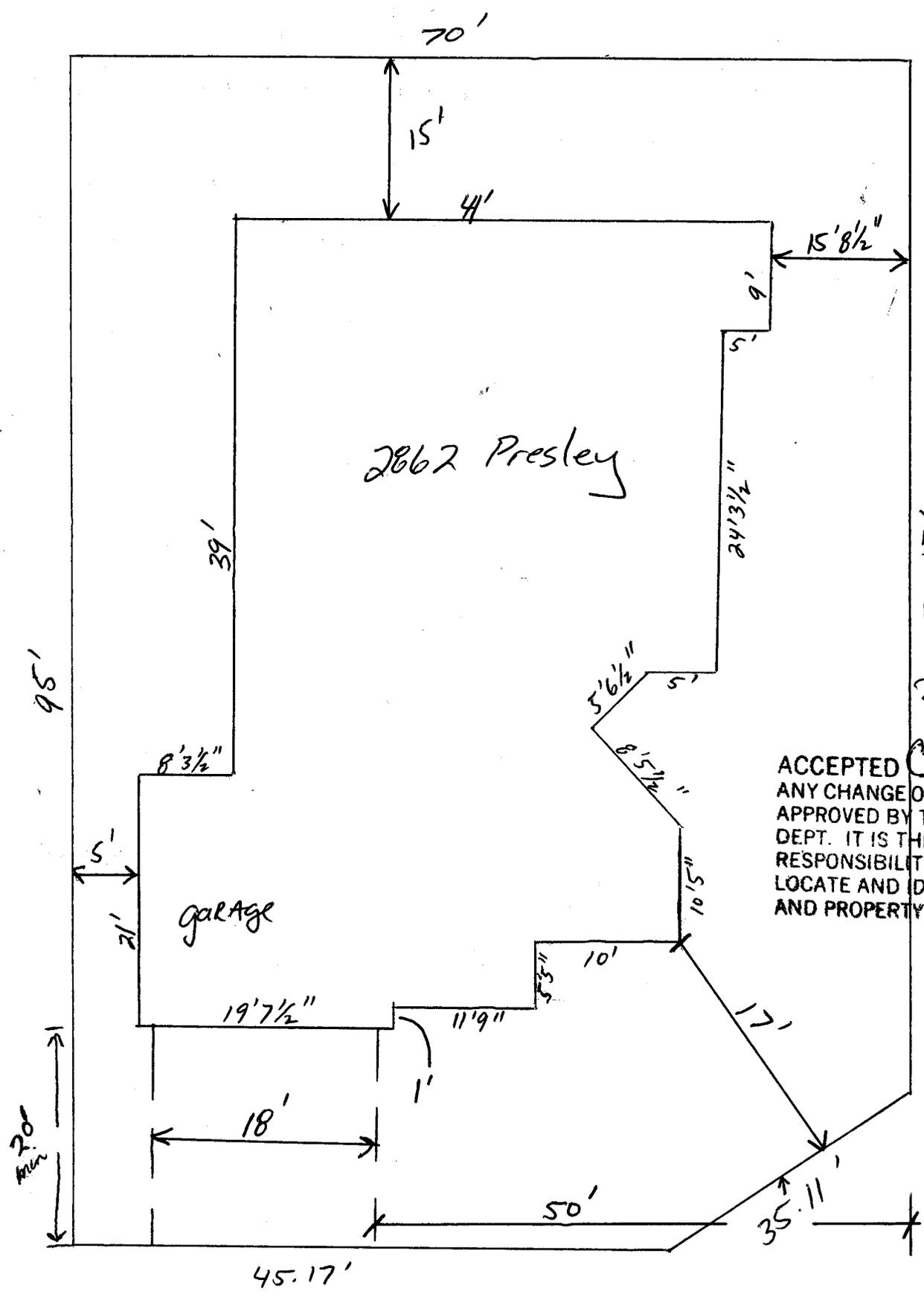
ACCEPTED *Arshu Inagon* 6/19/03
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NORMA JEAN STREET

presley Ave 50' to gutter
 5' min from gutter #

*Drive OK
 Truck Down
 6-3-03*



2862 Presley

garage

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.

Revised
9/10/03
C. Kay Nelson

Presley Ave.

ll
ll
9/9/03