

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

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

①  
 BLDG PERMIT NO. 89217



Your Bridge to a Better Community

BLDG ADDRESS 2855 1/2 Presley Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 1739  
 TAX SCHEDULE NO. 2943-071-23-004 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1739  
 FILING 5 BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER The Legend Partners  
 (1) ADDRESS P.O. Box 1765, G.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 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 40%  
 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 \_\_\_\_\_  
 CENSUS 6 TRAFFIC 29 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).

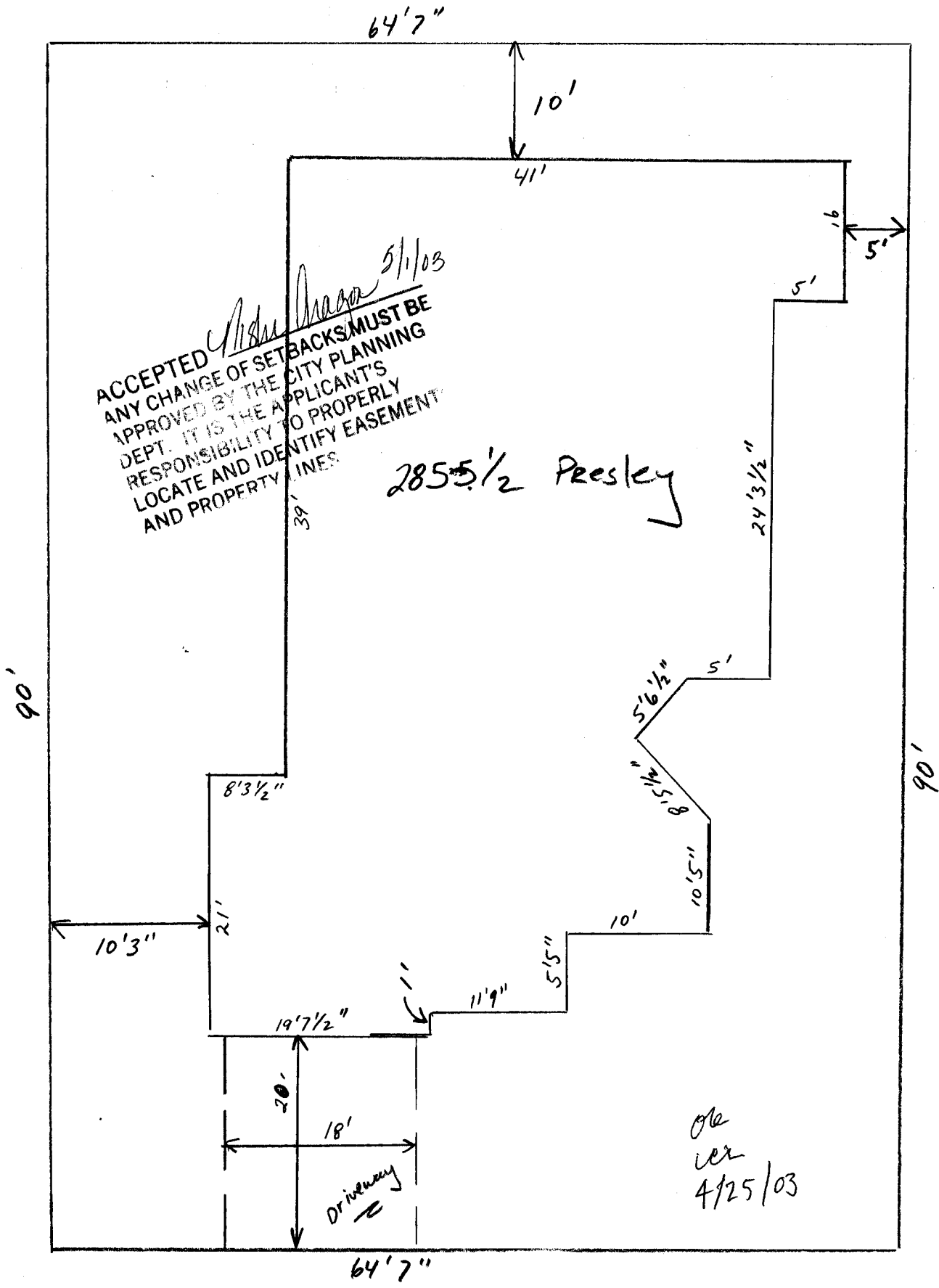
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature \_\_\_\_\_ Date 4-25-03  
 Department Approval Misha Chagon Date 5/1/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6000</u>
Utility Accounting	<u>Misha</u>	Date	<u>5-1-03</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)



Presley Ave.