

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 2859 1/2 Presley Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1572
 TAX SCHEDULE NO. 243-071-23-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1572
 FILING 5 BLK 1 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 Legeno Partners
 (1) ADDRESS P.O. Box 1765, G.J., CO 81502
 (1) TELEPHONE 970-244-9986 #17 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT The Legeno Partners DESCRIPTION OF WORK & INTENDED USE new single Family
 (2) ADDRESS P.O. Box 1765, G.J., CO 81502 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-244-9986 #17 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

PAID
 JUN 15 2003
 CM

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 PO 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
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Engineered Foundation
 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 [Signature] Date 5-5-03
 Department Approval NA Y. Bagon Date 6/3/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16140</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)

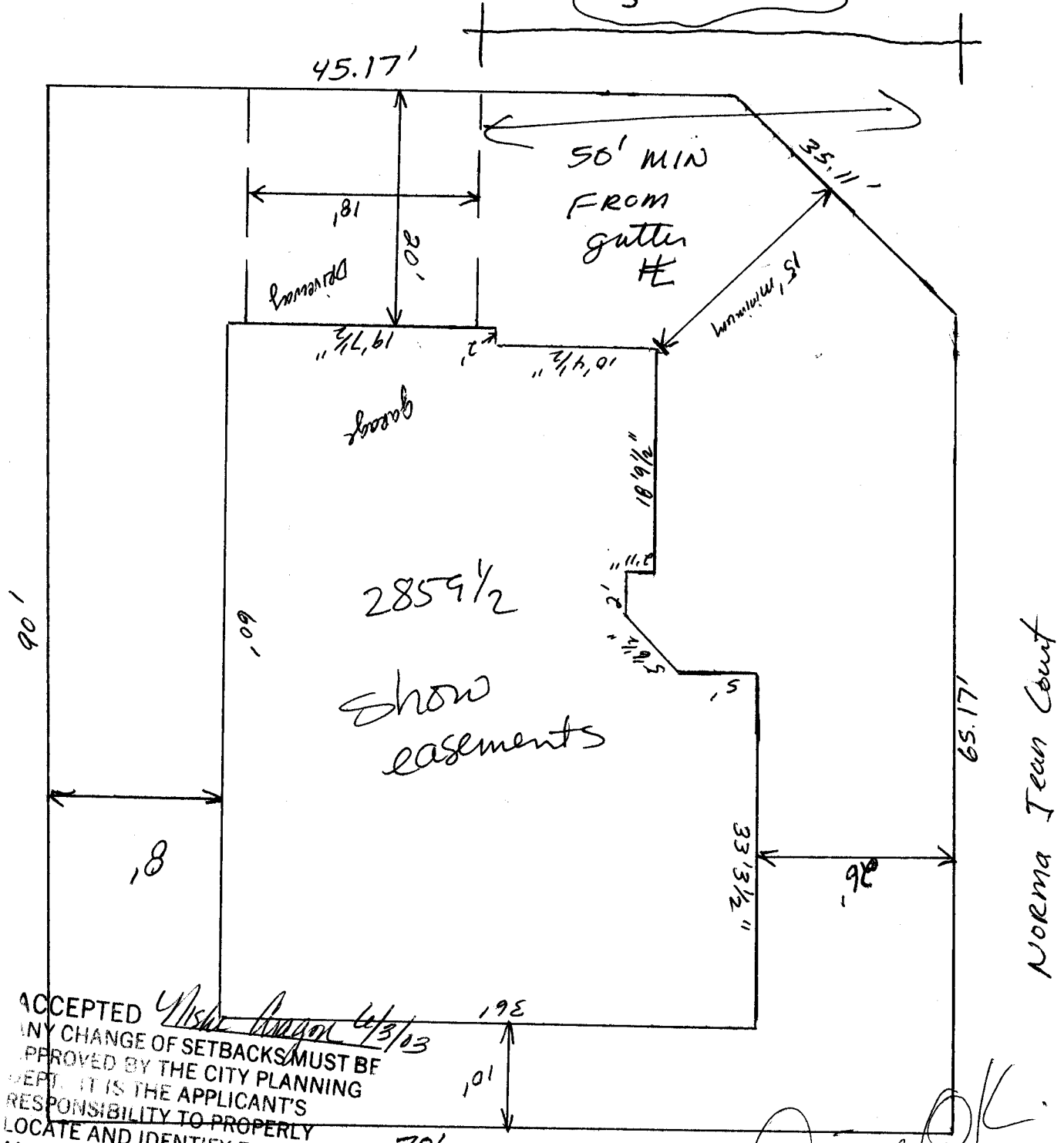
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2859 1/2 Presley Ave.

Presley Ave.

50' to gutter

NORTH ↑



ACCEPTED *Alisa Aragon 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.

Drawn OK. Tuck Downs 6-3-03

NORMA TEAN COURT