

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2856 Duke Drive SQ. FT. OF PROPOSED BLDGS/ADDITION ~~4014~~ 1584  
 TAX SCHEDULE NO. 2943-071-24-910 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1584  
 FILING 4 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 Legend Partners USE OF EXISTING BUILDINGS NO  
 (1) ADDRESS P.O. Box 1765, 6.J, CO 81502 DESCRIPTION OF WORK & INTENDED USE New single Family  
 (1) TELEPHONE 970-244-9986 #17 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Legend Partners  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS P.O. Box 1765, 6.J, CO 81502 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 970-244-9986 #17 \_\_\_\_\_ 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 from property line (PL) or 20' Garage from center of ROW, whichever is greater Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions Engineered foundation Required  
 CENSUS D TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_  
Valid til 6/28/05

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).

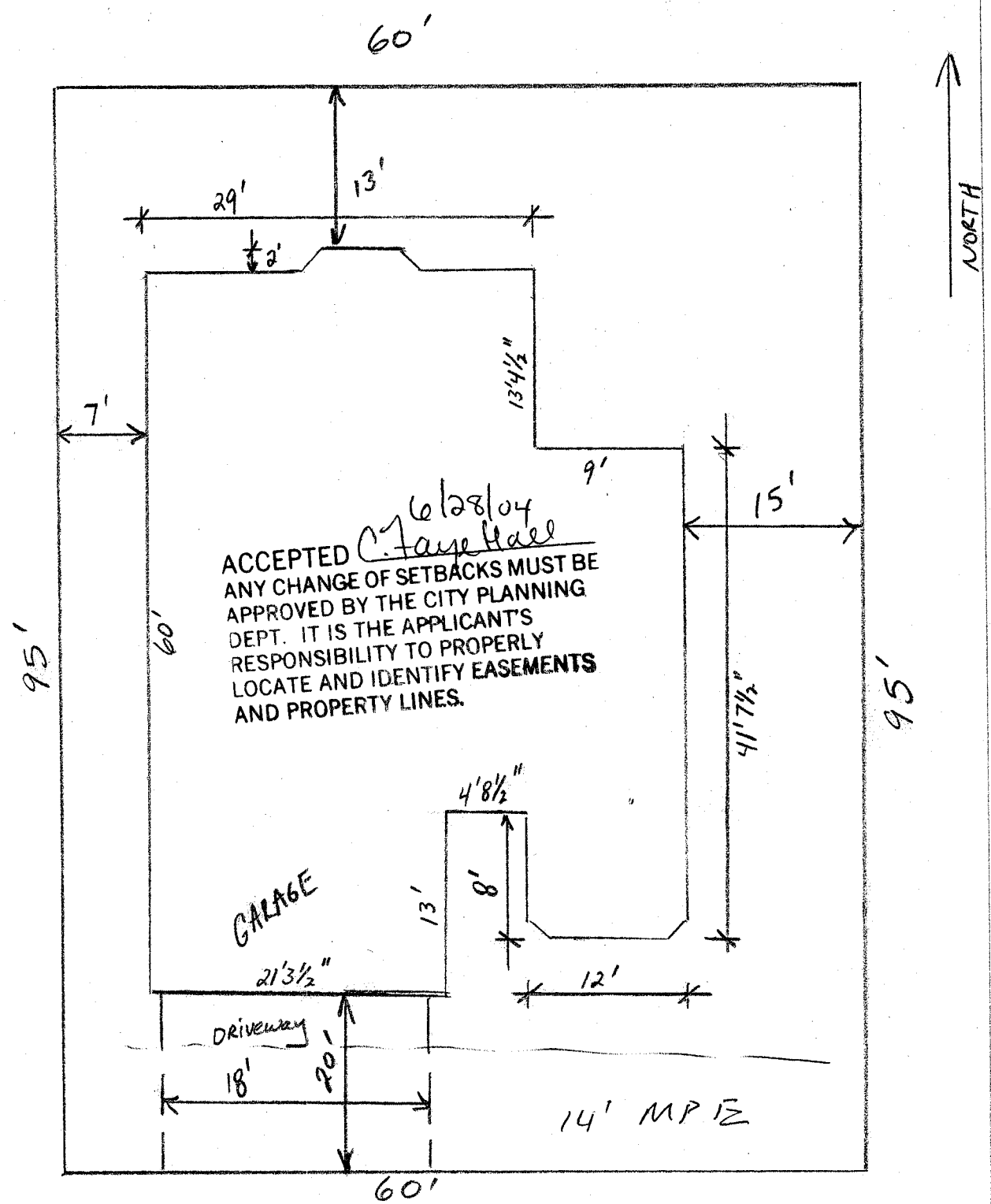
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature \_\_\_\_\_ Date 6-2-04  
 Department Approval NAC Jay Hall Date 6/28/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17384</u>
Utility Accounting	<u>Kateusberry</u>	Date	<u>6/28/04</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)



6/28/04  
 C. Fay Hall  
 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.

DUKE DRIVE

drive  
on  
in  
6/4/04