

|        |                   |
|--------|-------------------|
| FEE \$ | 10.00             |
| TCP \$ | 500.00            |
| SIF \$ | <del>400.00</del> |

292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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



Your Bridge to a Better Community

BLDG ADDRESS 2861 GRAND Falls Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1485 Finished 1275 Unfinished

TAX SCHEDULE NO. 2943-071-22-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 2760

FILING 2 BLK 1 LOT 9 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, B.J., CO 81502

(1) TELEPHONE 970-244-9986 #17

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Legend Partners

DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) ADDRESS P.O. Box 1765, B.J., CO 81502

TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) \_\_\_\_\_

(2) TELEPHONE 970-244-9986 #17

**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) 20' Garage  
or \_\_\_\_\_ 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 \_\_\_\_\_

CENSUS D 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 5-11-04

Department Approval NAC Faye Hall

Date 5/26/04

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>17284</u> |
| Utility Accounting                                     | <u>[Signature]</u>                      |                             | Date <u>5/26/04</u>  |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

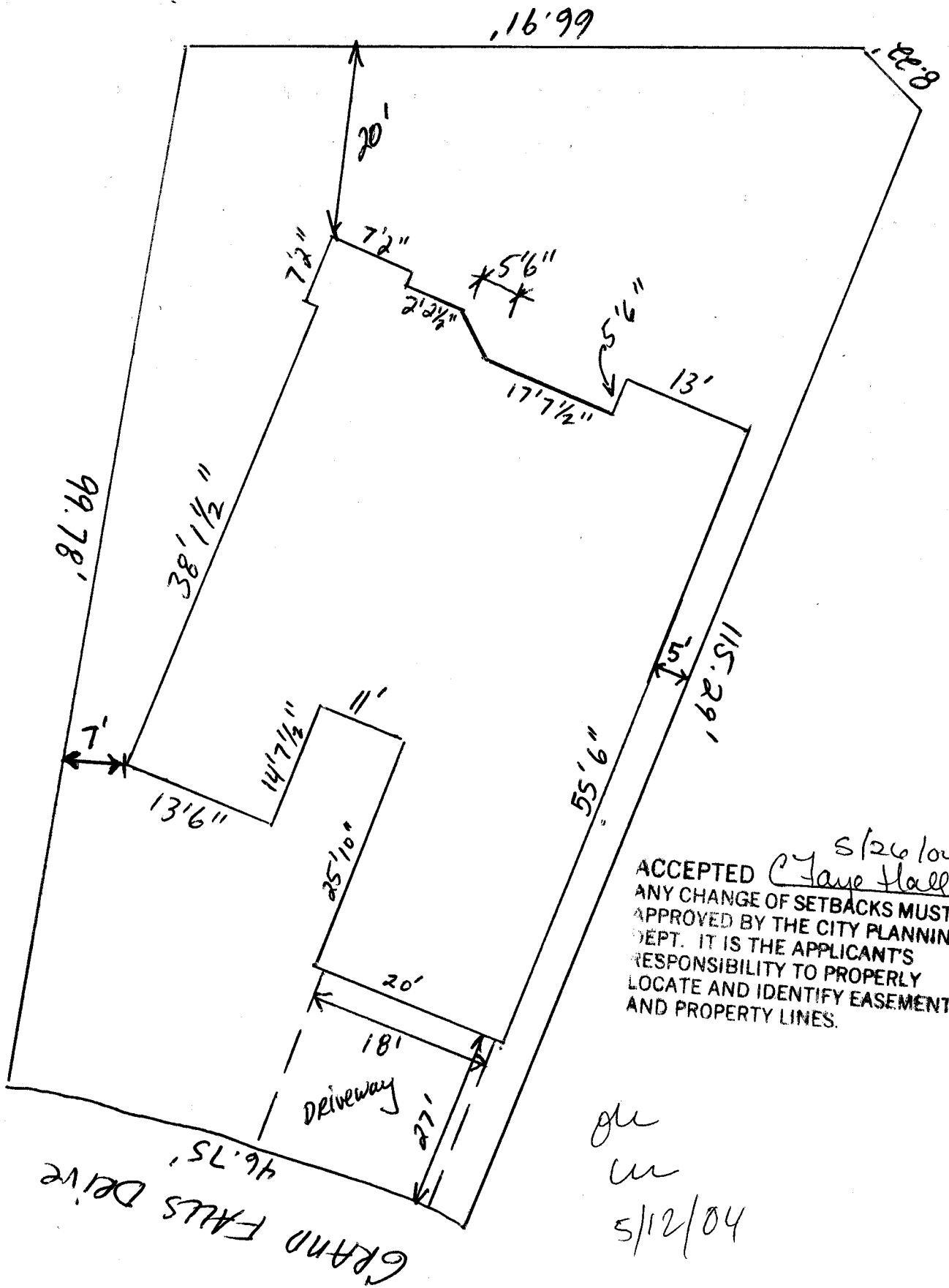
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

NORTH  
↓



2861 Grand Falls Drive