

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

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



Your Bridge to a Better Community

BLDG ADDRESS 2857 Presley SQ. FT. OF PROPOSED BLDGS/ADDITION 1526  
 TAX SCHEDULE NO. 2943-071-23-004 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION The Legenns TOTAL SQ. FT. OF EXISTING & PROPOSED 1526  
 FILING 5 BLK 1 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Legenn Partners  
 (1) ADDRESS P.O. Box 1765, 6.J, CO 81502  
 (1) TELEPHONE 970-244-9986 #17  
 (2) APPLICANT Legenn Partners  
 (2) ADDRESS P.O. Box 1765, 6.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) \_\_\_\_\_

**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' <sup>home garage</sup> 20' 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 Reqmt. PAIB  
 Special Conditions Engineered Foundation Required  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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).

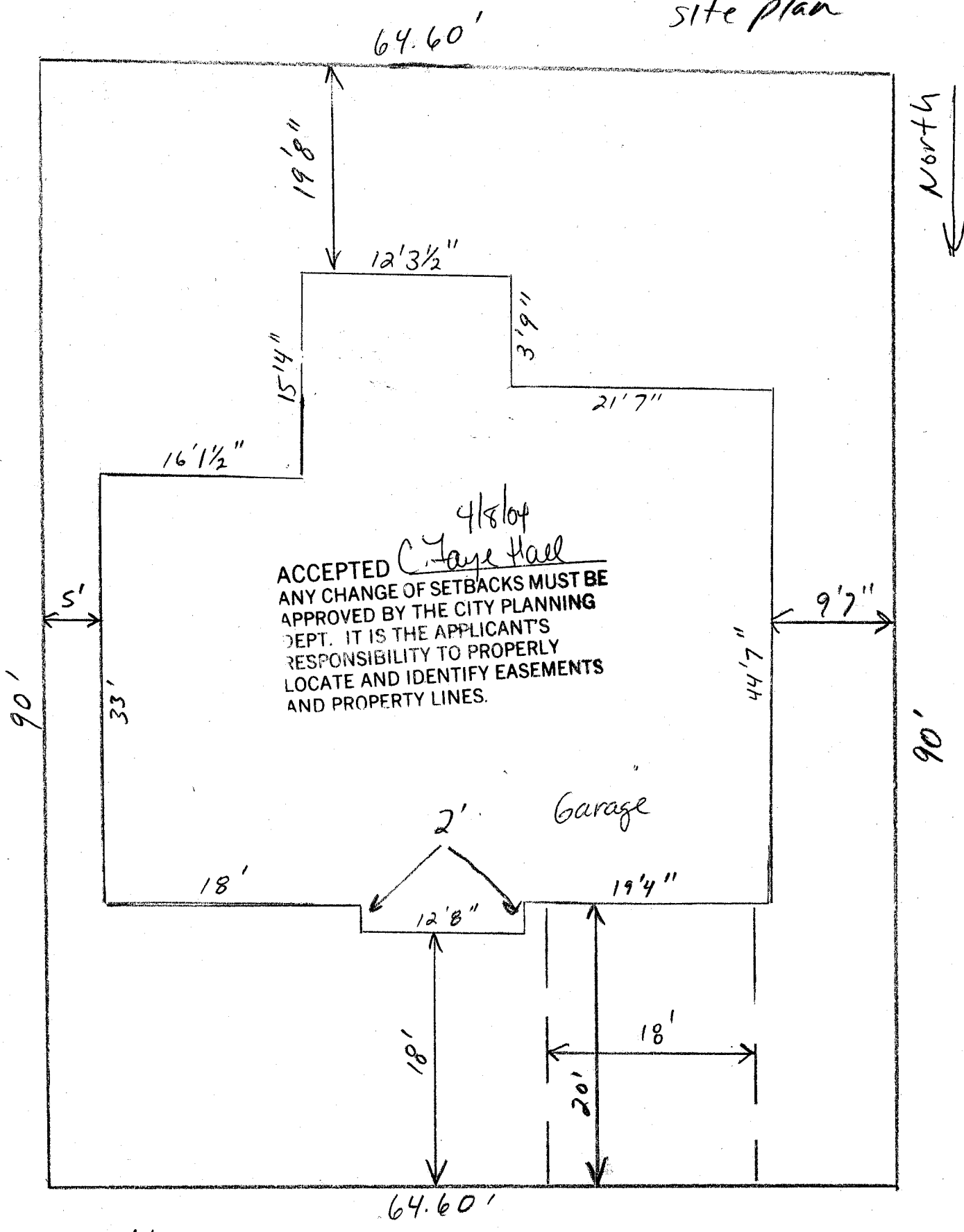
Applicant Signature [Signature] Date 4-2-04  
 Department Approval [Signature] Date 4/8/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17146</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/8/04</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)

2857 Presley Ave  
site plan



*[Handwritten mark]*

Presley Ave

*[Handwritten mark]*  
8/15/04