

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 2859 1/2 Prasley Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1386

TAX SCHEDULE NO. 2943-071-23-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION The Legenes TOTAL SQ. FT. OF EXISTING & PROPOSED 1386

FILING 5 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Legeno Partners NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 1765, 6J, Colo USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-244-9986 #17 DESCRIPTION OF WORK & INTENDED USE New single Family

(2) APPLICANT Chaparral West inc. TYPE OF HOME PROPOSED:

(2) ADDRESS P.O. - Box 1765, 6. J, Colo 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 _____

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 required

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 2-19-04

Department Approval [Signature] Date 3/4/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No <u>17043</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/4/04</u>

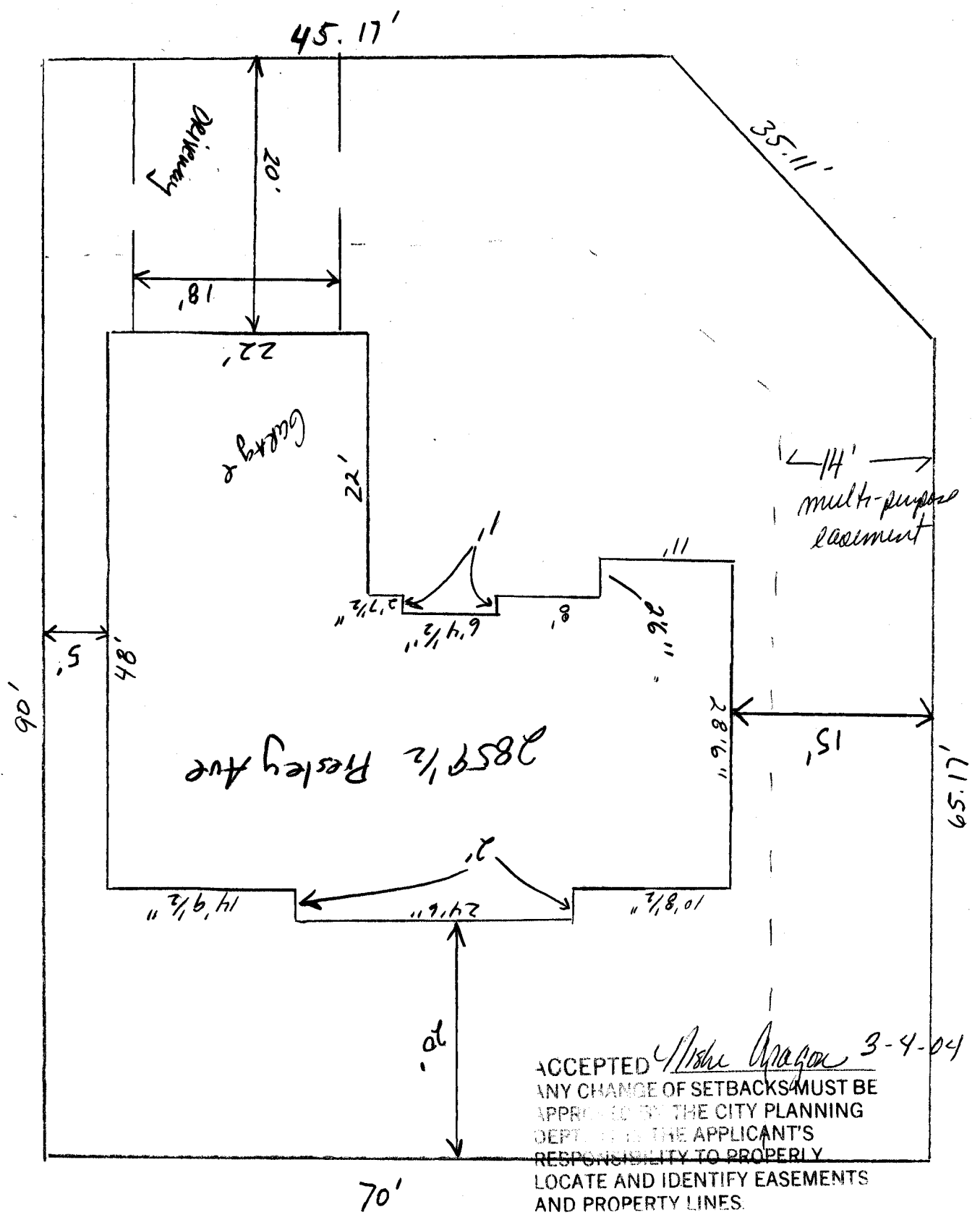
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NORTH ↑

Presley Ave

all
w/ 2/24/04
KR



Normana Jean Cr.

ACCEPTED *Mike Oregon* 3-4-04
 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.