

Planning \$	10.00
TCP \$	1000.00
Drainage \$	Ø
SIF\$	292.00

PLANNING CLEARANCE

~~(Multifamily & Nonresidential Remodels and Change of Use)~~
 Single Family Residential
Community Development Department (a)

BLDG PERMIT NO.
FILE #

Building Address 2867 Presley Ave
 Parcel No. 2943-071-27-004
 Subdivision The Legenos
 Filing 6 Block 1 Lot 4

Multifamily Only:
 No. of Existing Units Ø No. Proposed 1
 Sq. Ft. of Existing Ø Sq. Ft. Proposed 1

Sq. Ft. of Lot / Parcel 8264.8 SQ. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2669 SQ. FT.

OWNER INFORMATION:

Name Legeno Partners
 Address P.O. Box 1765
 City / State / Zip GRAND Junction, CO 81502

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: NEW SINGLE FAMILY

APPLICANT INFORMATION:

Name Chaparral West inc.
 Address P.O. Box 1765
 City / State / Zip GRAND Junction, CO 81502
 Telephone 970-244-9986 #17

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ TB **MAR 23 2005**

Current Fair Market Value of Structure \$ _____

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
 SETBACKS: Front 15' residence 20' garage from property line (PL)
 Side 5' from PL Rear 10' from PL
 Maximum Height of Structure(s) 32'
 Voting District "D" Ingress / Egress Location Approval RAD
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Landscaping/Screening Required: YES NO _____
 Parking Requirement 2
 Special Conditions: Lot Specific Geotechnical Analysis & Eng Foundation Req'd

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 3-22-05

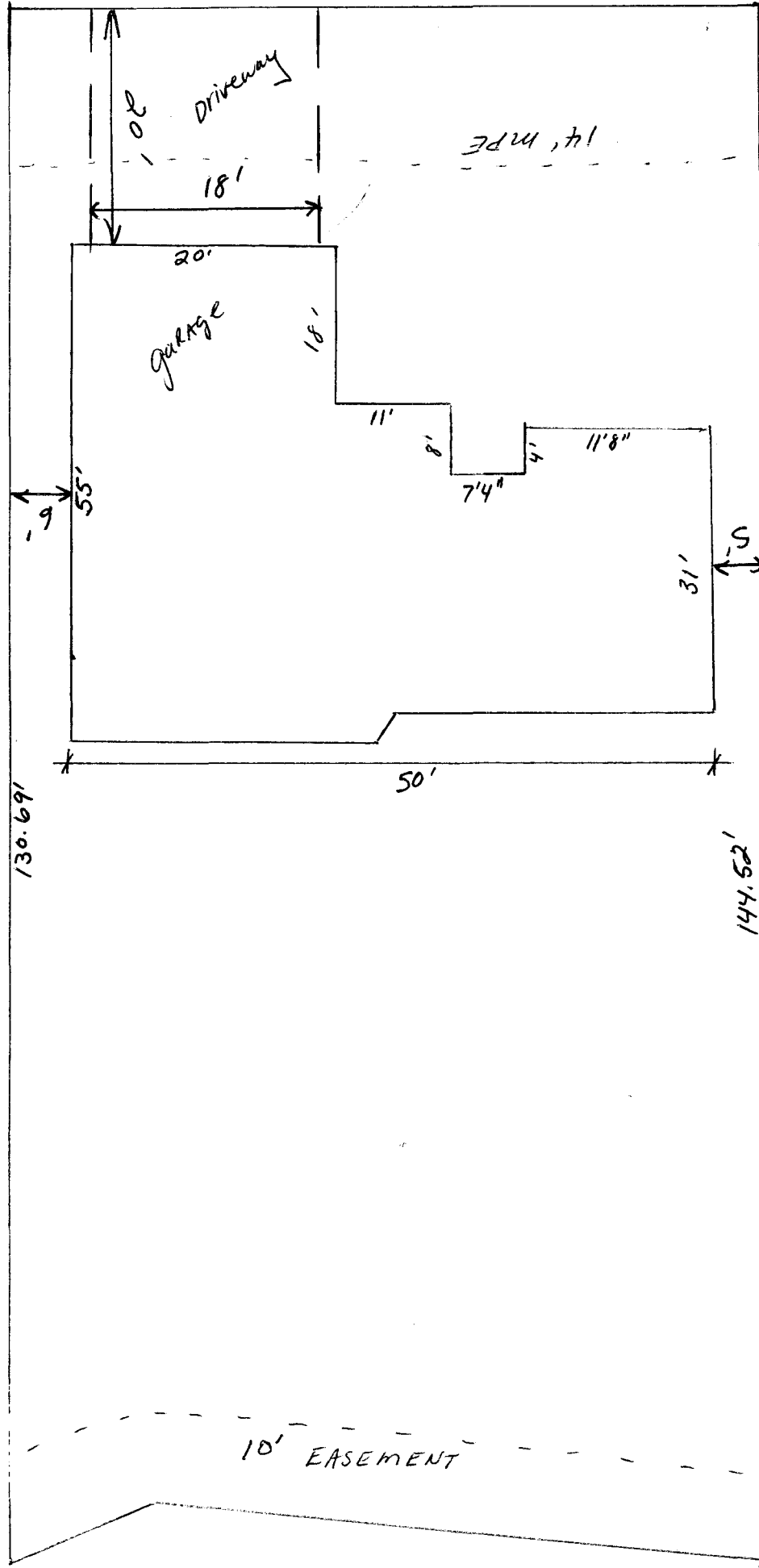
Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>17997</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/25/05</u>		

Presley Ave
61.05'

Site plan for
2867 Presley Ave

ACCEPTED Blawie on 3/23/05
ANY OTHER PERMITTING AGENCIES MUST BE
APPROACHED PRIOR TO ANY PLANNING
OR CONSTRUCTION OF THIS PROJECTS
PLEASE REFER TO THE PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES



North

Review OK
Tuck Jones
3-23-05