FEE $ *10.00*	
TCP $ *1000.00*	
SIF $ *292.00*	

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

BLDG PERMIT NO.

Building Address **2869 Presley Ave**

Parcel No. **2943-071-27-005**

Subdivision **The Legends**

Filing **6**   Block **1**   Lot **5**

No. of Existing Bldgs **0**   No. Proposed **1**

Sq. Ft. of Existing Bldgs **0**   Sq. Ft. Proposed **1611**

Sq. Ft. of Lot / Parcel **9585.50 SQ. FT**

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) **2711 SQ. FT.**

Height of Proposed Structure **17'**

OWNER INFORMATION:

Name **Legend Partners**

Address **P.O. Box 1765**

City / State / Zip **Grand Junction, CO 81502**

DESCRIPTION OF WORK & INTENDED USE:
- [X] New Single Family Home (*check type below)
- [ ] Interior Remodel   [ ] Addition
- [ ] Other (please specify): _____

APPLICANT INFORMATION:

Name **Legend Partners**

Address **P.O. Box 1765**

City / State / Zip **Grand Junction, CO 81502**

Telephone **970-244-9986 #17**

*TYPE OF HOME PROPOSED:
- [X] Site Built   [ ] Manufactured Home (UBC)
- [ ] Manufactured Home (HUD)
- [ ] Other (please specify): _____

NOTES: **PAID DEC 01 2005 TB**

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' House** **20' Garage** from property line (PL)

Side **5'** from PL   Rear **10'** from PL

Maximum Height of Structure(s) **32'**

Voting District **D**   Driveway Location Approval **UC** *(Engineer's Initials)*

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES **X** NO _____

Parking Requirement **2**

Special Conditions **Lot Specific Geotechnical analysis & eng foundation required**

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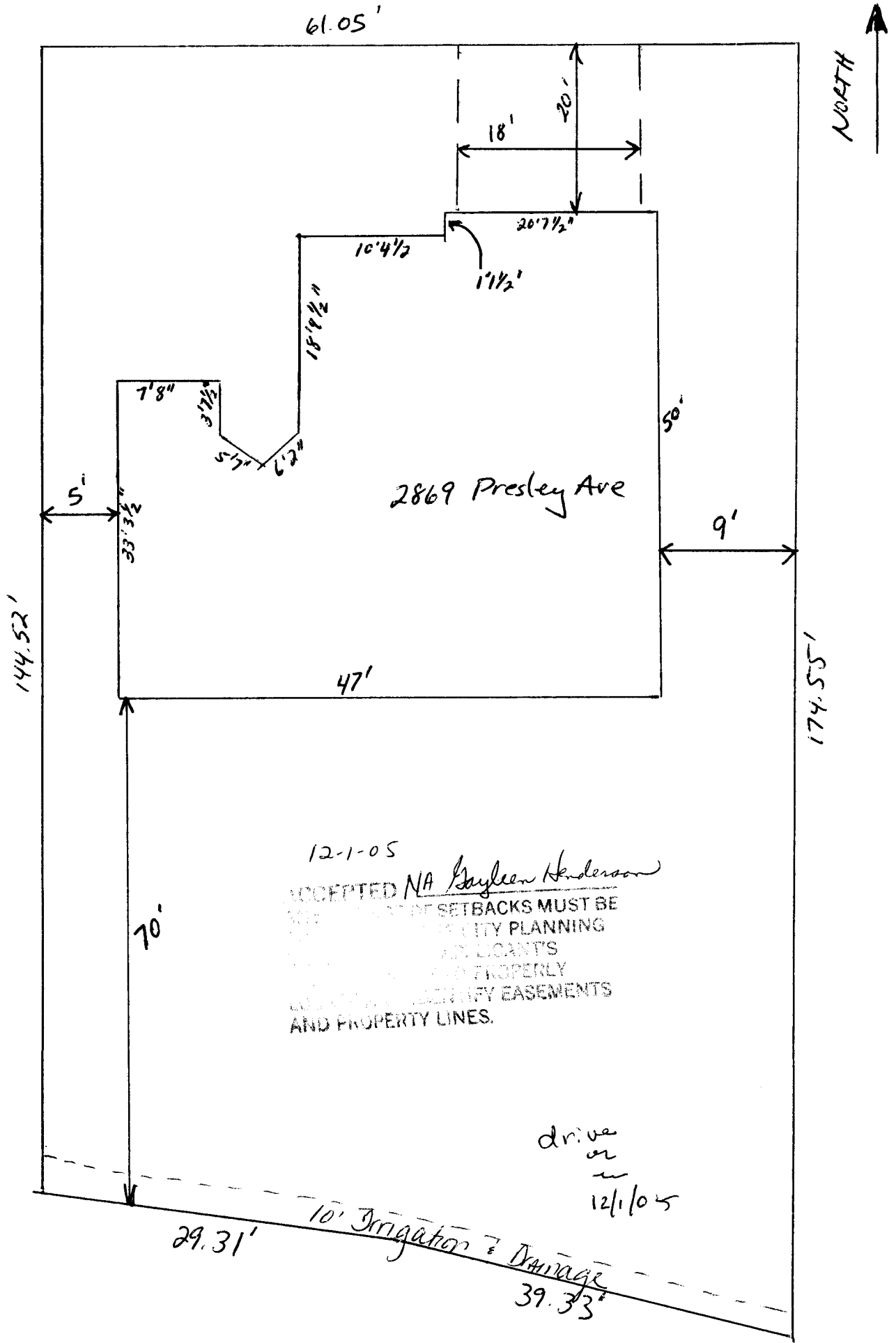
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature _____   Date **11-28-05**

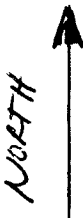Department Approval **NA Baylee Henderson**   Date **12-1-05**

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. **176605**
Utility Accounting **T. Beasley**		Date **12/1/05**	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

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

PRESLEY Ave

NORTH

61.05'

18'

20'

20'7½"

10'4½"

1'1½'

18'9½"

7'8"

3'7½"

5'7"

6'2"

50'

5'

33'3½"

2869 Presley Ave

9'

144.52'

174.55'

47'

70'

12-1-05

ACCEPTED NA Gayleen Henderson

OF SETBACKS MUST BE
CITY PLANNING
LICANT'S
PROPERLY
IDENTIFY EASEMENTS
AND PROPERTY LINES.

drive

12/1/05

29.31'

10' Irrigation & Drainage

39.33'