FE€\$	10.00
	1000,00
SIF \$	292.00

Telephone

FEE\$ 10.00	PLANNING CLE	ARANCE BLDG PERMIT NO.
TCP\$ /000,00	(Single Family Residential and Accessory Structures)	
SIF\$ 292.00	Community Development Department	
SIF \$ 0C /2.00		(o)
	1861 1/2 Presky Ave	No. of Existing Bldgs No. Proposed
Parcel No. 294	3-071-26-016	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed
	e Legenss	Sq. Ft. of Lot / Parcel 5494. / Sa. Fr.
Filing 6	Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATI	ON:	
Name Legeno	Pontners	DESCRIPTION OF WORK & INTENDED USE:
Address D.o.	30x 1765	New Single Family Home (*check type below) Interior Remodel Addition Other (please specify):
City / State / Zip	eard Junction, LO	*TYPE OF HOME PROPOSED:
APPLICANT INFORM	IATION:	
Name Chapa	nal WEST inc.	Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):
Address $P-0.\overline{D}$	6x 1765	

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all

City/State/Zip GRAND Junction, CO 81502 NOTES:

970-244-9986 #11

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 15'residence	Maximum coverage of lot by structures		
SETBACKS: Front 20' grage from property line (PL)	Permanent Foundation Required: YESNO		
Side $\frac{5'/3'}{3}$ from PL Rear $\frac{10'/3'}{3}$ from PL	Parking Requirement 2		
Maximum Height of Structure(s) 32'	Special Conditions Lot Specific Beotechnical		
Voting District Driveway Location Approval(Engineer's Initials)	Special Conditions Lot Specific Beatechnical analysis & Eng Foundation Regd		

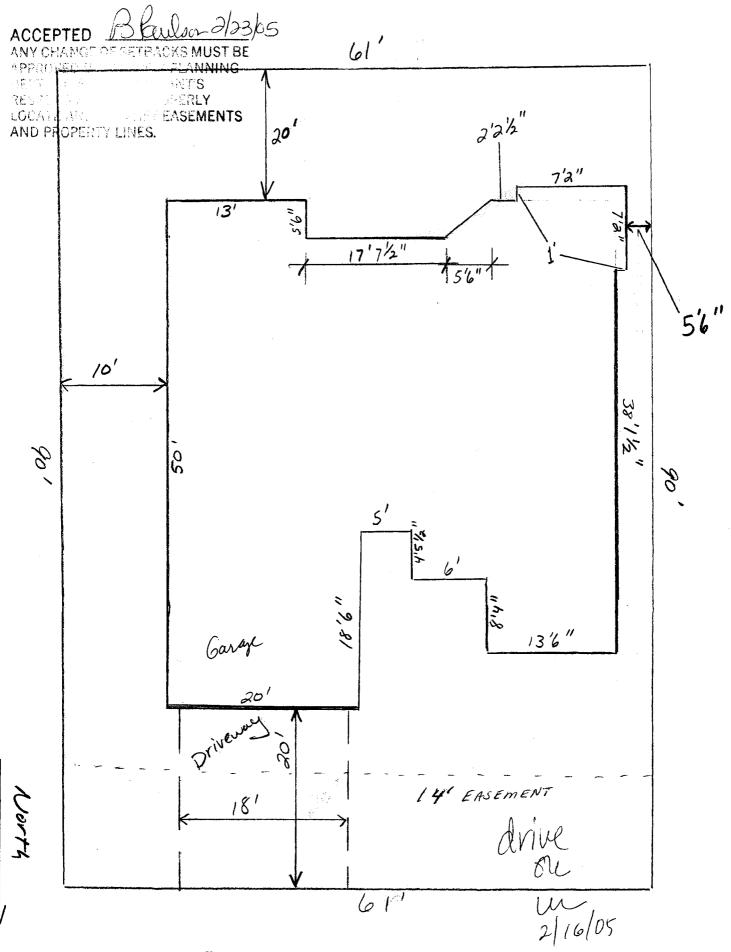
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 necessatily be limited to non-use of the building(s).

dollors, which that include but he people in your and of the building(b).				
Applicant Signature	Date 2-16-05			
Department Approval DH Bouls	Date 2-23-65			
Additional water and/or sewer tap fee(s) are required: YES NO	W/O No. 1792			
Additional water and/or sewer tap ree(s) are required.	W/O No. 1 1935			
Utility Accounting Da	nte 2-23-05			
VALID FOR CIV MONTHS FROM DATE OF ISSUANCE (O. 15 - 0.0.4.0. 1.1. 1)				

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 Avenue