

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 286 1/2 Presley Ave
 Parcel No. 2943-071-26-016
 Subdivision The Legends
 Filing 6 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1
 Sq. Ft. of Lot / Parcel 5494.1 SQ. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2414

OWNER INFORMATION:

Name Legend Partners
 Address P.O. Box 1765
 City / State / Zip GRAND JUNCTION, CO

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Chaparral West Inc.
 Address P.O. Box 1765
 City / State / Zip GRAND JUNCTION, CO 81502
 Telephone 970-244-9986 #11

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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' residences} 20' garage from property line (PL) Permanent Foundation Required: YES NO _____

Side 5' 3' from PL Rear 10' 3' from PL Parking Requirement 2

Maximum Height of Structure(s) 32' Special Conditions Lot Specific Geotechnical

Voting District D Driveway Location Approval M Analysis & Eng Foundation Req'd
 (Engineer's Initials)

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 2-16-05
 Department Approval [Signature] Date 2-23-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17935</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-23-05</u>		

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)

ACCEPTED *B. Carlson 2/23/05*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. OF THE COUNTY. ANY CHANGES MUST BE APPROVED BY THE COUNTY PLANNING DEPT. BEFORE ANY CONSTRUCTION. ANY CHANGES MUST BE APPROVED BY THE COUNTY PLANNING DEPT. BEFORE ANY CONSTRUCTION. ANY CHANGES MUST BE APPROVED BY THE COUNTY PLANNING DEPT. BEFORE ANY CONSTRUCTION.

61'

20'

2'2 1/2"

7'2"

13'

17'7 1/2"

5'6"

7'2"

5'6"

10'

90'

50'

38'1 1/2"

90'

Garage

18'6"

5'

4'5 1/2"

6'

8'4"

13'6"

20'

Driveway

20'

18'

14' EASEMENT

drive on

u
2/16/05

61'

North

Presley Avenue

