

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 569 Cagney
 Parcel No. 2943-071-27-010
 Subdivision The Legends
 Filing 6 Block 1 Lot 10

No. of Existing Bldgs 0 No. Proposed 2
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2511
 Sq. Ft. of Lot / Parcel 10130.7 SQ. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3611 SQ. FT.
 Height of Proposed Structure 17'

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Legeno Partners
 Address P.O. Box 1765
 City / State / Zip GRAND Junction, CO 81502
 Telephone 970-234-5682

***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
 SETBACKS: Front 15' residence from property line (PL)
20' garage
 Side 5'3' from PL Rear 10'3' from PL
 Maximum Height of Structure(s) 32'
 Voting District "D" Driveway Location Approval [Signature]
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES 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).

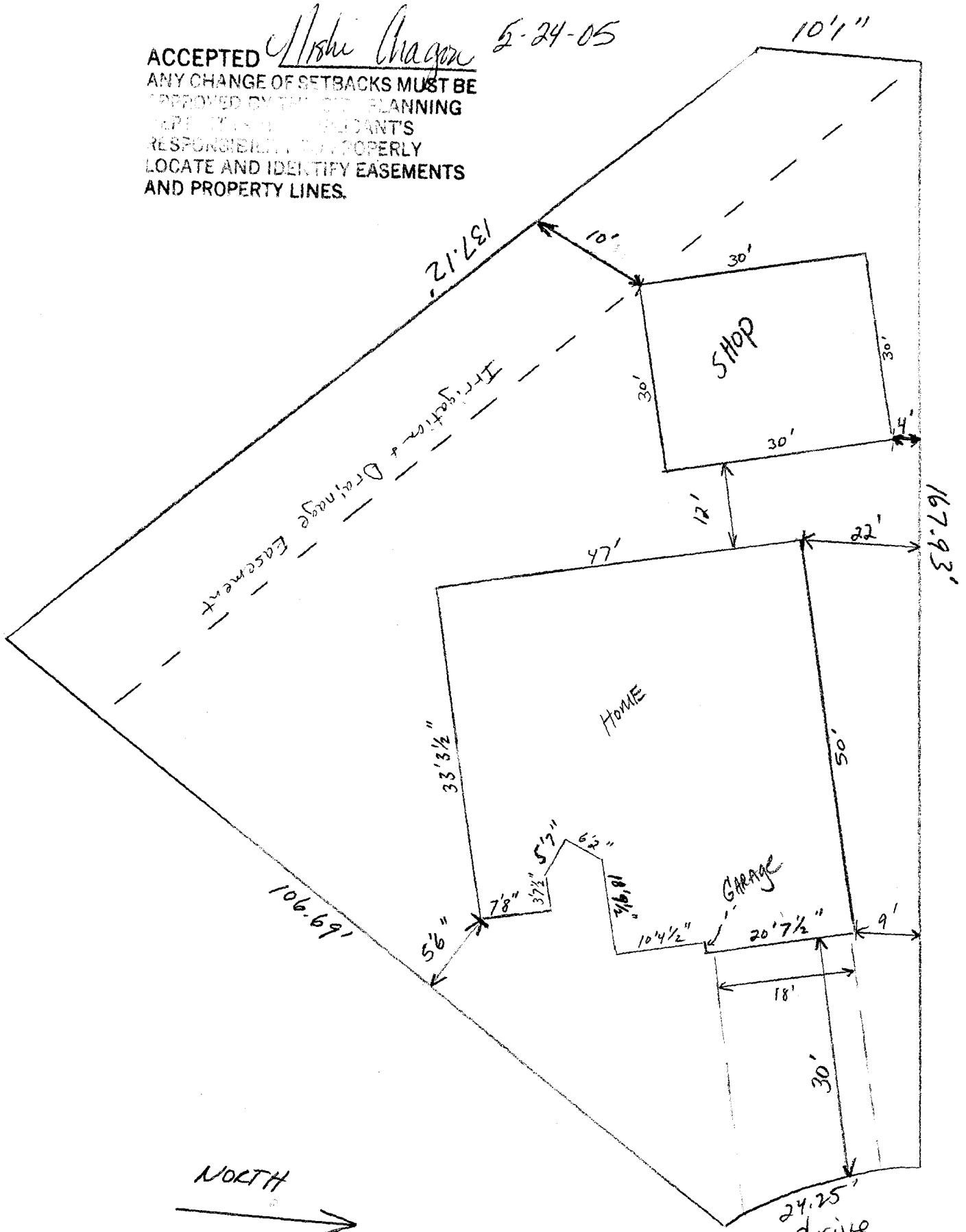
Applicant Signature [Signature] Date 5-16-05
 Department Approval [Signature] Date 5-24-05

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18109</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/24/05</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
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. PROPRIETOR'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Alshi Chagon 5-24-05



569 Canyon Court

drive
02
5/18/05