

Planning \$	10.00
TCP \$	1000.00
Drainage \$	0
SIF\$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO.
FILE #

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

Building Address 570 Cagney Court
 Parcel No. 2943-071-27-013
 Subdivision The Legends
 Filing 6 Block 1 Lot 13

Multifamily Only: 0
 No. of Existing Units 0 No. Proposed 1
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 1
 Sq. Ft. of Lot / Parcel 5433.6 SQ. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2679 SQ. FT.

OWNER INFORMATION:

Name Legend 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 \$ _____
 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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15' residence</u> <u>20' garage</u> from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions: <u>Lot Specific Geotechnical</u>
Voting District <u>"D"</u>	Ingress / Egress Location Approval <u>RAT</u> <u>Analysis & Eng Foundation Reg'd</u> (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).

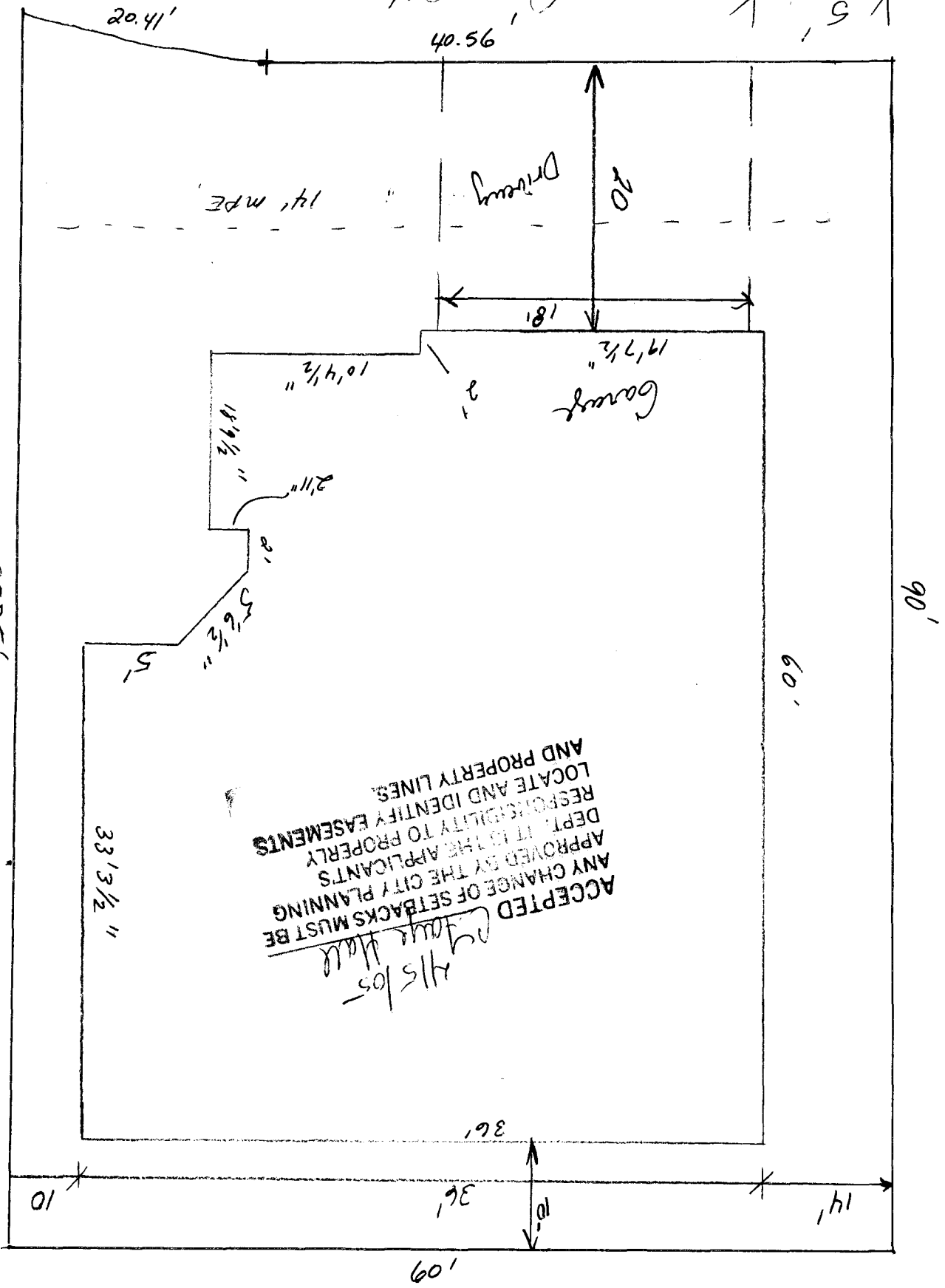
Applicant Signature [Signature] Date 3-22-05
 Department Approval [Signature] Date 4/5/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18019</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/5/05</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)

Plat OK
Roll No. 3-23-05

5' MIN



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

4/15/05
 [Signature]

NORTH →

570 Cagney Court