

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 568 Cagney Court  
 Parcel No. 2943-071-27-012  
 Subdivision The Legends  
 Filing 6 Block 1 Lot 12

No. of Existing Bldgs 0 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1572  
 Sq. Ft. of Lot / Parcel 6193.3 SQ. FT  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2607 SQ. FT.  
 Height of Proposed Structure 19'

**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 970-244-9986 #17

**\*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 <u>PD</u>  | Maximum coverage of lot by structures _____   |
| SETBACKS: Front <u>15'</u> <sup>home</sup> <u>20'</u> <sup>garage</sup> from property line (PL) | Permanent Foundation 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 analysis + engineered foundation required</u> |
| Voting District <u>D</u> Driveway Location Approval <u>ML</u><br>(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).

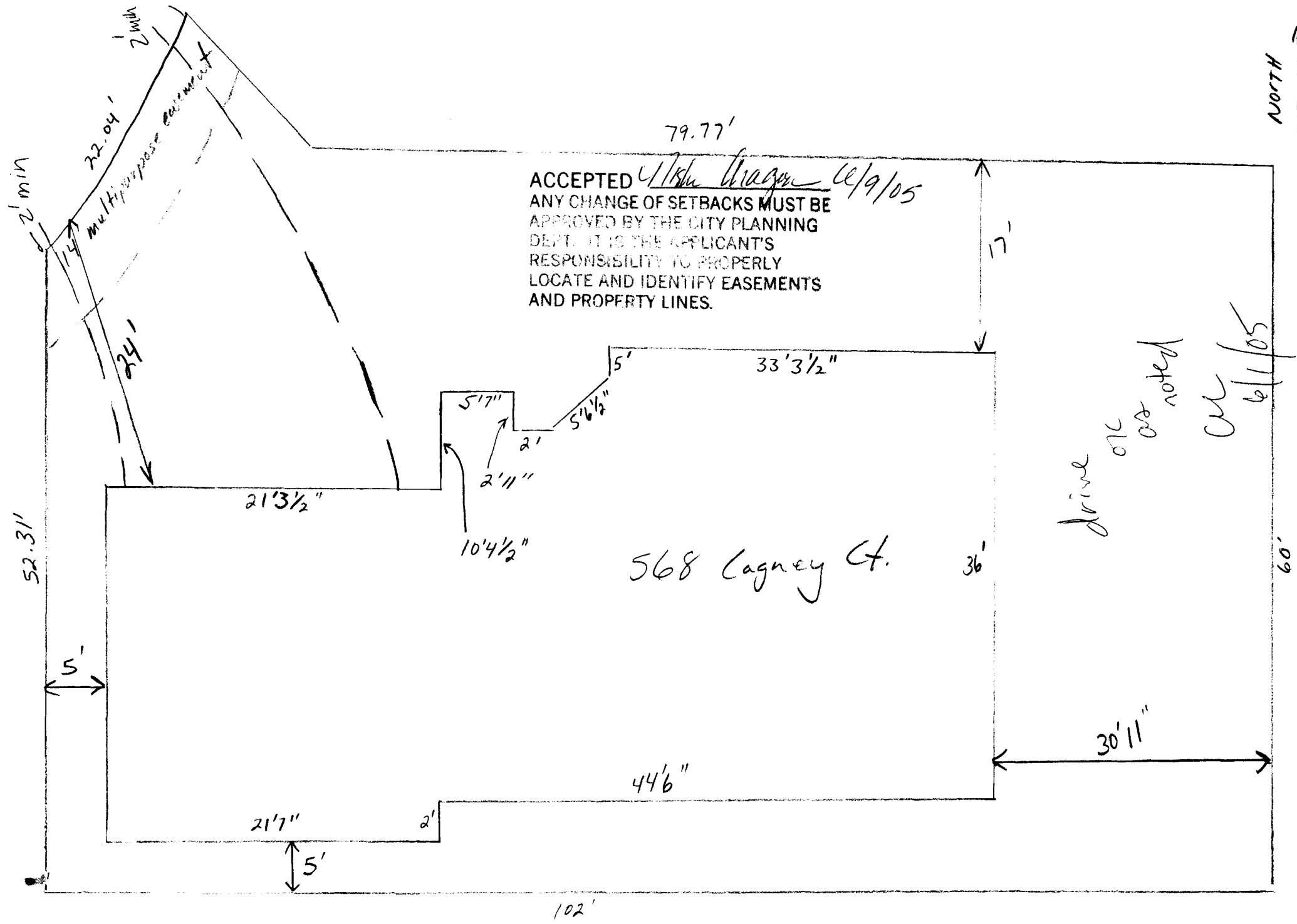
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6-01-05  
 Department Approval [Signature] Date 6-9-05

|   |                      |
|---|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ | W/O No. <u>18144</u> |
| Utility Accounting <u>[Signature]</u>   | Date <u>6/9/05</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)

NORTH ↑



ACCEPTED 1/18/05 Wagon 6/9/05  
 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.

568 Cagney Ct.

drive  
 as noted  
 CW  
 6/1/05