

FEE \$ <u>10.00</u>
TCP \$ <u>1500.00</u>
SIF \$ <u>292.00</u>

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2857 1/2 GRAND Falls Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-071-22-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision The Legends Sq. Ft. of Lot / Parcel 5687.9 SQ. FT
 Filing 2 Block 3 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2626 SQ. FT.
 Height of Proposed Structure _____

OWNER INFORMATION:

Name The Legend 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 Chaparral West Inc.
 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): _____

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 90
 SETBACKS: Front 15' for residence Permanent Foundation Required: YES NO _____
20' garage from property line (PL) Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions Eng. Foundation Req'd
 Voting District "D" Driveway Location Approval EAD
 (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).

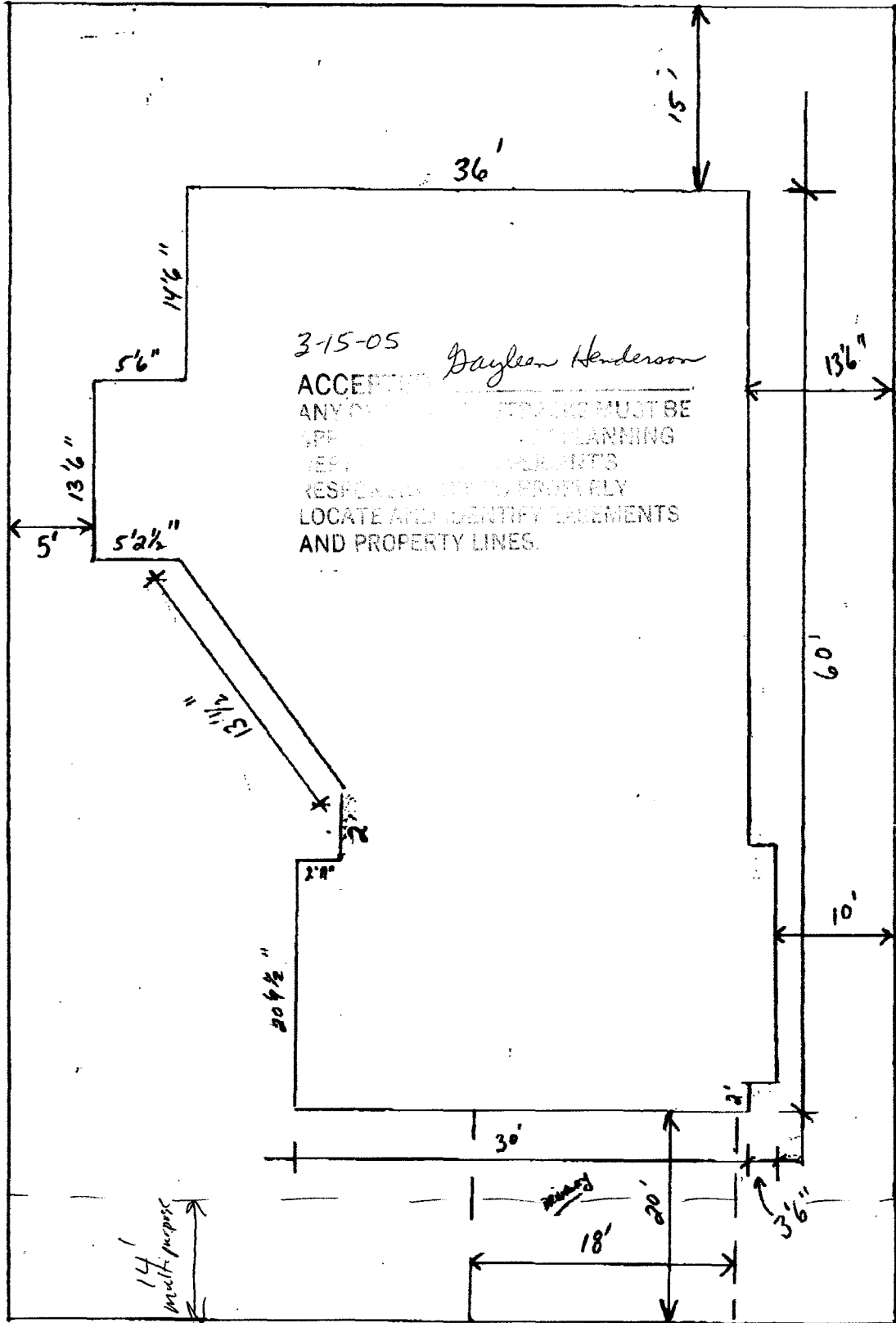
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature _____ Date 3-3-05
 Department Approval Dayleen Henderson Date 3-15-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>117968</u>
Utility Accounting <u>O Overholt</u>	Date <u>3/15/05</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)

GRAND FALLS DRIVE



GRAND FALLS DRIVE

*David
 Cook Davis
 3-15-05*