

FEE \$ 10.00
 TCP \$ 1539.-
 SIF \$ 400

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 596 28 1/2 ROAD
 Parcel No. 2943-071-19-002
 Subdivision The Legenos
 Filing 1 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1589
 Sq. Ft. of Lot / Parcel 5685.2 SQ. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2599 SQ. FT.
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name 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 Legend Partners
 Address P.O. Box 1765
 City / State / Zip GRAND JUNCTION, CO 81502
 Telephone 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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 15' House 20' Garage from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions Shading & Drainage Plan
 Voting District 10 Driveway Location Approval 44 Key Engineer need to request be 44
 (Engineer's Initials) 29 Reviewed by Comm. Dev. Eng
Engineer's foundation check.

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).

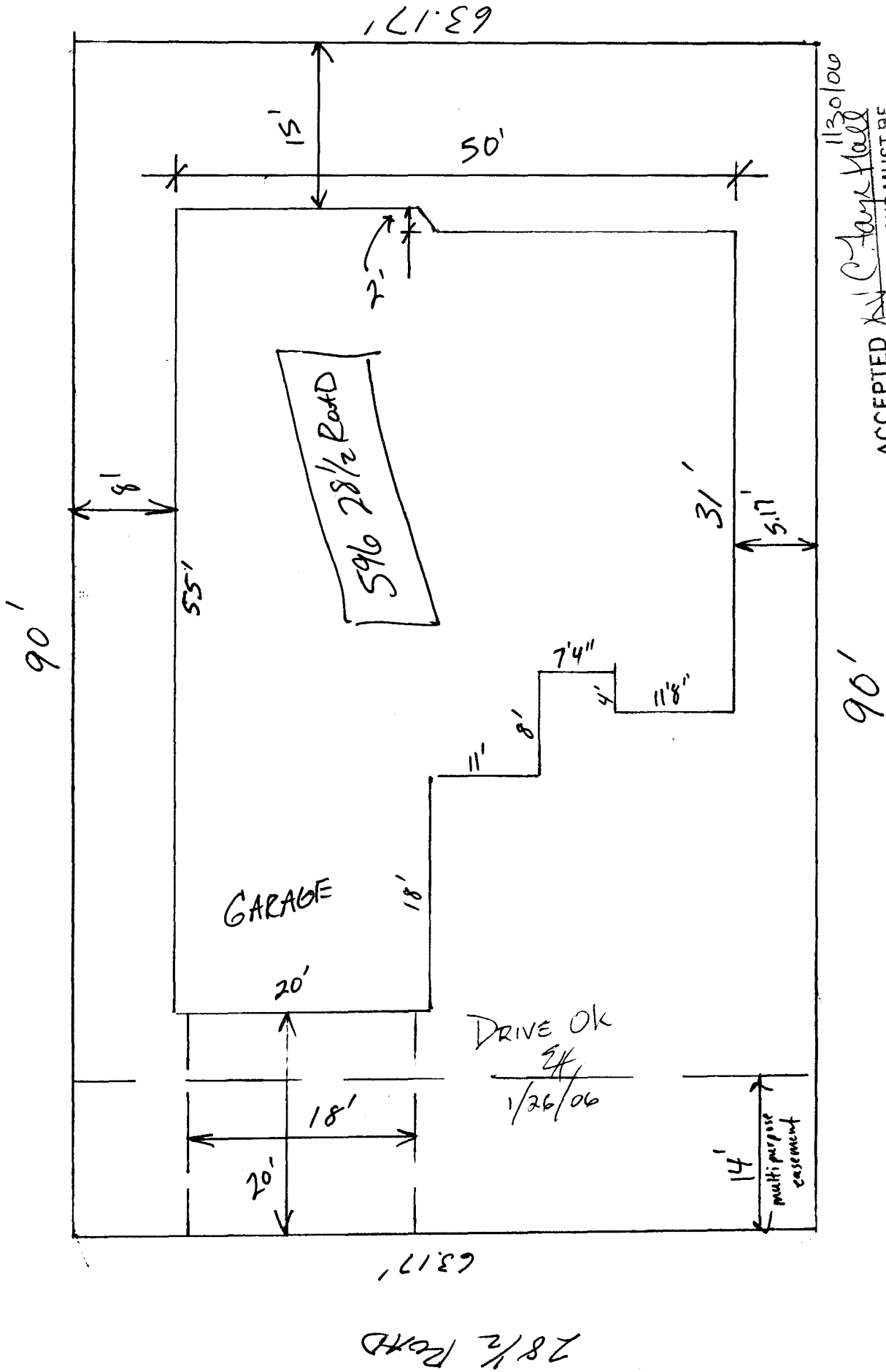
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1-20-06
 Department Approval [Signature] Date 1/30/06

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 18,798
 Utility Accounting D Overholt Date 1/30/06

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
←



1130100
ACCEPTED At Cary Hall

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. THE PLANNING DEPT. IS NOT RESPONSIBLE FOR LOCATING AND IDENTIFYING EASEMENTS AND PROPERTY LINES.