

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2868 Pinesly Ave
 Parcel No. 2943-071-59-016
 Subdivision ~~THE~~ Legends EAST
 Filing 1 Block 1 Lot 16

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1589
 Sq. Ft. of Lot / Parcel 6000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2599
 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 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 <u>MD RMF-8</u>		Maximum coverage of lot by structures <u>70%</u>	
SETBACKS: Front <u>20'</u> from property line (PL)		Permanent Foundation Required: YES <u>X</u> NO _____	
Side <u>5'</u> from PL Rear <u>10'</u> from PL		Parking Requirement <u>2</u>	
Maximum Height of Structure(s) <u>35'</u>		Special Conditions _____	
Voting District <u>D</u>	Driveway Location Approval <u>RAD</u> <small>(Engineer's Initials)</small>		

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).

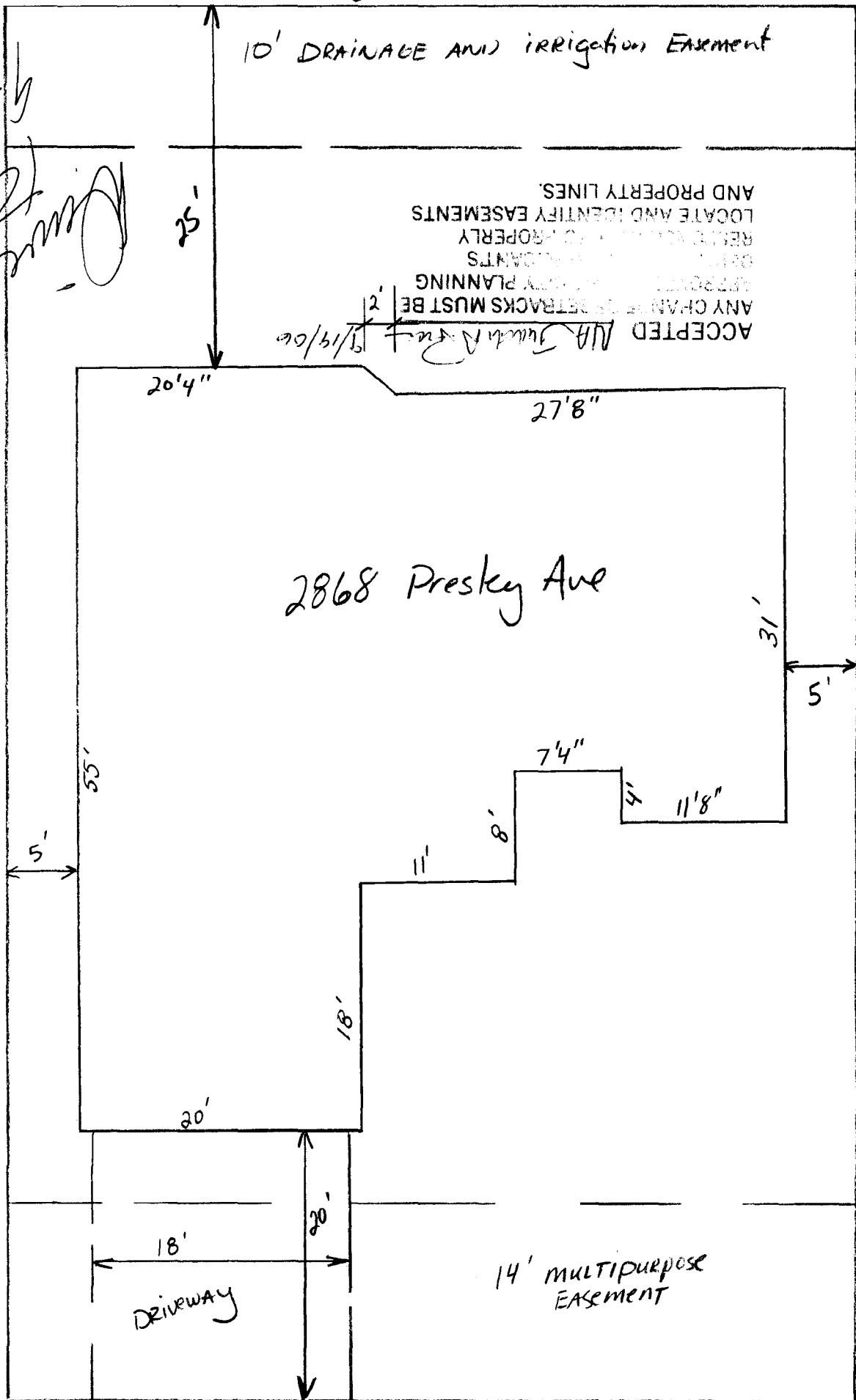
Applicant Signature [Signature] Date 9-6-06

Department Approval NA [Signature] Date 9/19/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19488</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/20/06</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)

90-11-14
OK
Dime (2/12)



60'
10' DRAINAGE AND IRRIGATION EASEMENT

ACCEPTED
ANY CHANGE TO TRACKS MUST BE
APPROVED BY CITY PLANNING
DEPT. OF PERMITS
RECORDING TO PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

MR. JAMES A. ...
12/19/00

2868 Presley Ave

14' MULTIPURPOSE
EASEMENT

DRIVEWAY

60'
PRESLEY Ave

