

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 2872 Presley Ave
 Parcel No. 2943-071-59-019
 Subdivision Legends EAST
 Filing 1 Block 1 Lot 19

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1572
 Sq. Ft. of Lot / Parcel 6000 SQ. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2602 SQ. FT.
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name Legends 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 RMF 8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 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) 35 Special Conditions ~~None~~
 Voting District D Driveway Location Approval RAD [Signature]
 (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 10-06-06

Department Approval [Signature] Date 10/11/06

Additional water and/or sewer tap fee(s) are required.	YES	NO	W/O No.
Utility Accounting	Date		

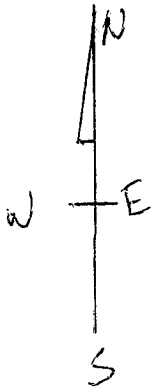
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

90-11-01
I.H.H.
Dance
OK

60'

10' Driveway
AND irrigation
EASEMENT

20'



36'

2872 PRESLEY

12'

33'3 1/2"

12'

100'

5'

60'

100'

5'6 1/2"

2'11"

18'9 1/2"

2'

10'4 1/2"

19'7 1/2"

ALL DIMENSIONS
LOCATED BY SURVEY
AND PROPERTY LINES.
MAY BE SUBJECT TO
REVISIONS.
DATE 10/19/06
BY [Signature]
10-11-01
MUST BE
RECORDED
WITH
PLANS
AND
EASEMENTS

20'

18'

Presley Ave 60'