

FEE \$ ~~1539~~ 10,000
 TCP \$ 1589⁰⁰
 SIF \$ 460⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2874 Paerley Ave
 Parcel No. NOT ASSIGNED YET
 Subdivision LEGENDS EAST
 Filing 1 Block 1 Lot 20

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1589
 Sq. Ft. of Lot / Parcel 6538.9 SQ FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2449 SQ FT.
 Height of Proposed Structure 16'

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 970-234-5682

*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>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 <u>None</u>
Voting District <u>"D"</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials) <u>TB</u>	

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 6-20-06
 Department Approval [Signature] Date 6/28/06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>19243</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/28/06</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)

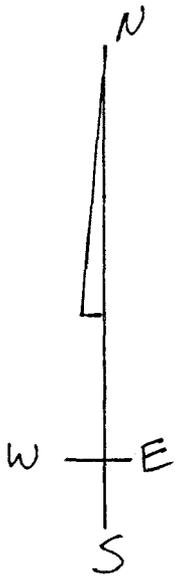
67'

10' Drainage and irrigation EASEMENT

25'-

10' Drainage and irrigation EASEMENT

36.38'



20'4"

27'8"

2874 Presley Ave

31'

10'9"

6'6"

55'

100'

7'4"

8'

4'

11'8"

11'

18'

20'

20'

18'

14' multi-purpose EASEMENT

drive on

Presley Ave

6/23/04

SCALE: 1"=10'

ACCEPTED
ANY CHANGES OR
APPENDICES TO THIS
DEPENDING ON THE
RESPONSES OF THE
LOCAL PLANNING
AND PROPERTY LINES
ANY CHANGES OR
APPENDICES MUST BE
BY PLANNING
AGENTS
LOCATE AND IDENTIFY
AND PROPERTY LINES
6/23/04