

FEE \$	10 <sup>00</sup>
TCP \$	1539.00
SIF \$	460.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2868 1/2 Pinesky Ave  
 Parcel No. 2943-071-00-008  
 Subdivision Legends EAST  
 Filing 1 Block 1 Lot 17

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.  
 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 970-234-5682

**\*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 RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District "D" Driveway Location Approval RAJ  
 (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).

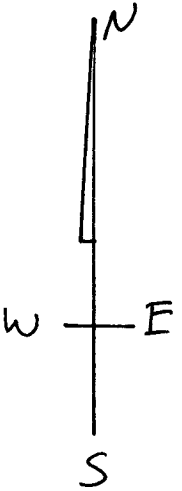
Applicant Signature [Signature] Date 7-6-06  
 Department Approval [Signature] Date 7/7/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19281</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-7-06</u>		

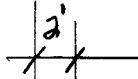
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

60'

10' DRAINAGE AND IRRIGATION EASEMENT



75'



20'4"

27'8"

2868 1/2 Presley Ave

5'

3 1/2"

5'

100'

100'

11'8"

1/4"

7'4"


8'

11'

18'

55'

SCALE:  
1" = 10'

ACCEPTED  7/7/06  
ANY EASEMENTS OR ENCUMBRANCES MUST BE APPROPRIATELY LOCATED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

14' multipurpose EASEMENT

20'

20'

18' Driveway

OK  
RAD  
7-6-06

Presley Ave.

60'