

FEE \$	10
TCP \$	1589
SIF \$	460

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

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

*pl*

Building Address 581 Pacino Way  
 Parcel No. 2943-071-60-001  
 Subdivision Legends East  
 Filing 2 Block 1 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1589  
 Sq. Ft. of Lot / Parcel 7195.3 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 970-239-5682

\*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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>30</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>PH</u> (Engineer's Initials)	_____

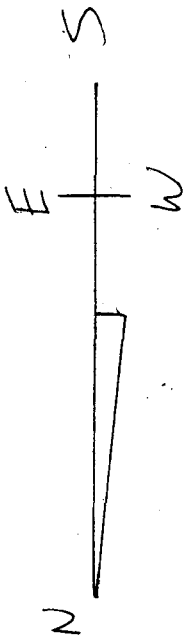
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

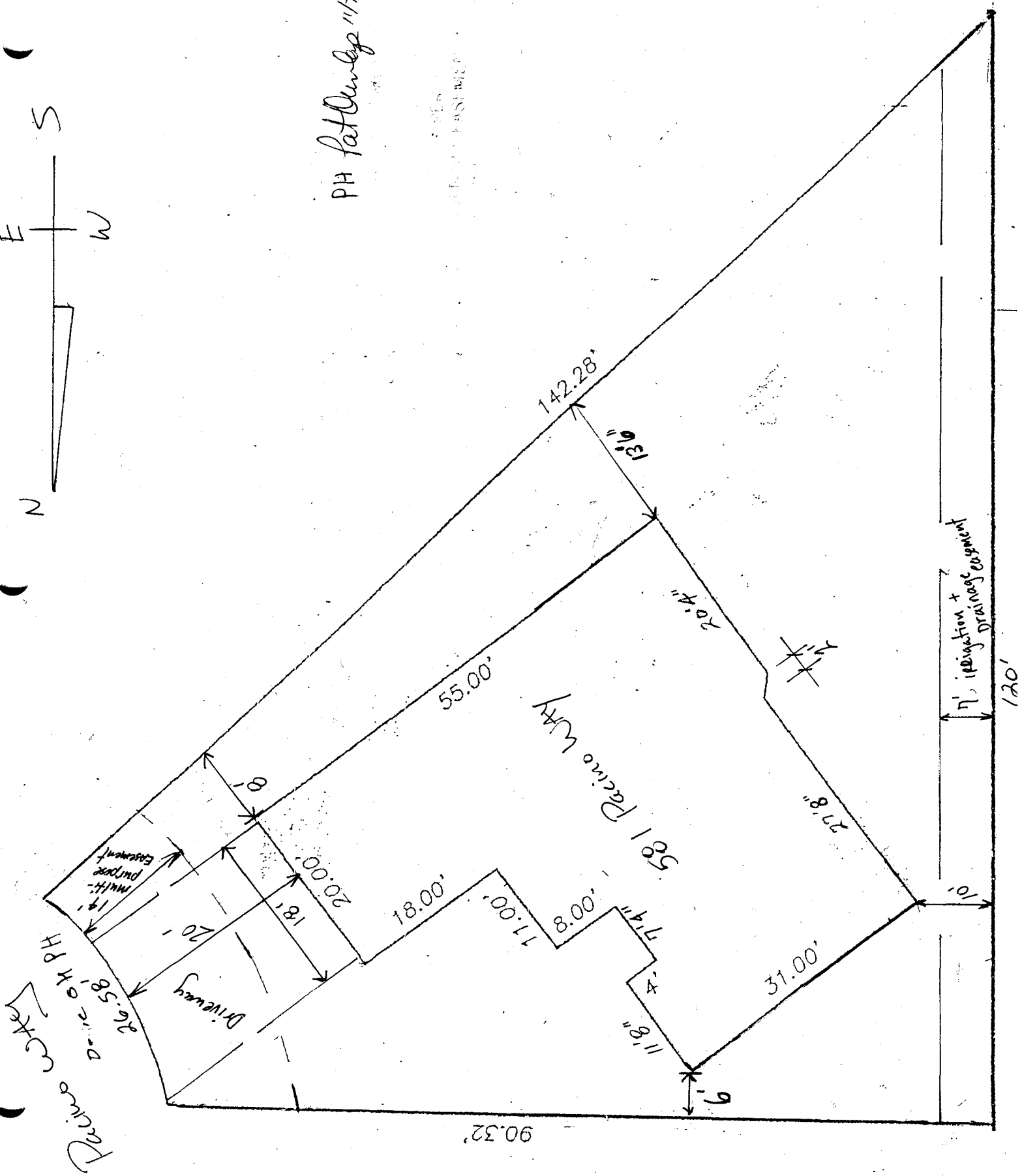
Applicant Signature [Signature] Date 11-05-07  
 Department Approval PH Pat Dumb Date 11/7/07

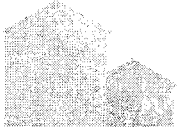
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20737</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/7/07</u>		

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)



PH plat Aug 11/1/67





THE LEGENDS PARTNERS, LLC

P.O. BOX 1765  
GRAND JUNCTION CO 81502  
970-244-9986

License:

## Correspondence

Date of Transmittal: 01/14/2008

JAN 15

To: City Planning/Building Dept.

Project: 524  
581 Pacino Way

Buyers Name: Miracle

---

Prepared By:

---

Re: Setback encroachment at 581 Pacino Way, Legends East.

A possible setback encroachment was brought to Bob Lee's attention regarding 581 Pacino Way, Grand Junction, Colorado by the owner of a neighboring property. The date was approximately the 18th of December, 2007. The concrete forms had been set, but the concrete had not been poured on this foundation. Bob contacted me regarding this issue and we met on site. We determined that we were encroaching into the required setback approximately 1". After this meeting with Bob, I had QED come out to the site and survey the forms using known survey monuments. We confirmed after the surveying and staking were complete that the forms were encroaching exactly 1" into the required setback. We installed a chamfer piece into the forms so as to eliminate the 1" encroachment before the concrete was installed. I have included with this correspondence the letter we received from QED Surveying. I am sending this information so the Mesa County Building Department and the City of Grand Junction Planning Department has record that Legend Partners addressed the encroachment issue and took the required action to eliminate the encroachment. If you need any further information, please contact me by phone at 970-234-5682 or by Email at Taylor@CWIHOMES.com.

(Project Manager)

Respectfully, Taylor Knight

**Q.E.D.**

SURVEYING SYSTEMS, INC.

1018 COLORADO AVE.  
GRAND JUNCTION COLORADO 81501  
PHONE 970-241-2370  
FAX 970-241-7025  
QEDSURVEY@MSN.COM

December 26, 2007

Chaparral West Inc.  
c/o Ron Abeloe  
590 28 1/2 Rd  
Grand Junction, CO 81501-5302

Dear Mr. Abeloe:

Thank you for hiring Q.E.D. Surveying Systems, Inc. for your surveying needs. Please find enclosed our findings.

On 12/19/2007, A crew under my supervision located the forms for the house under construction located at 581 Pacino Way to determine if there was an encroachment within the west 10' setback line. Based on found monuments we found that the forms were encroaching by 1"± into the designated 10' setback.

If you have any further questions please feel free to call.

Sincerely,

David M. Moran

