

PJ

FEE \$ 10.00
TCP \$ 1589.00
SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 586 Pacino Way No. of Existing Bldgs 6 No. Proposed 1
 Parcel No. 2943-071-60-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1611
 Subdivision Legends East Sq. Ft. of Lot / Parcel 6139.2 SQ. FT
 Filing Z Block Z Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2221 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 970-244-9786 #17

*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 R-8 Maximum coverage of lot by structures 70%
 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 _____
 Voting District _____ Driveway Location Approval DK
 (Engineer's Initials)

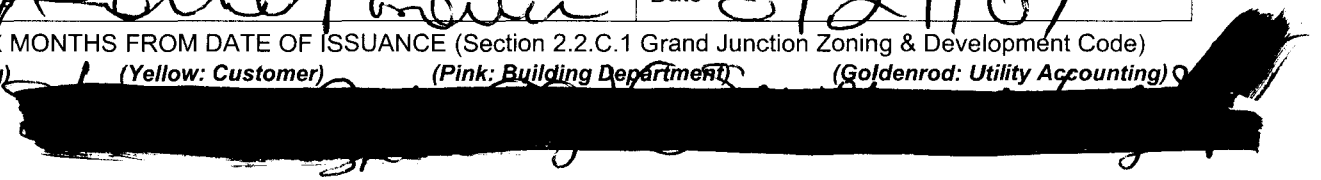
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

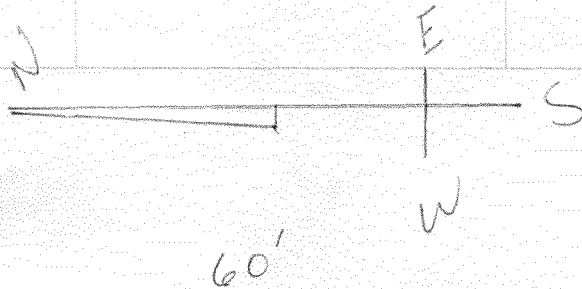
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8-22-07
 Department Approval Dir. Judith A. Poe Date 8-28-07

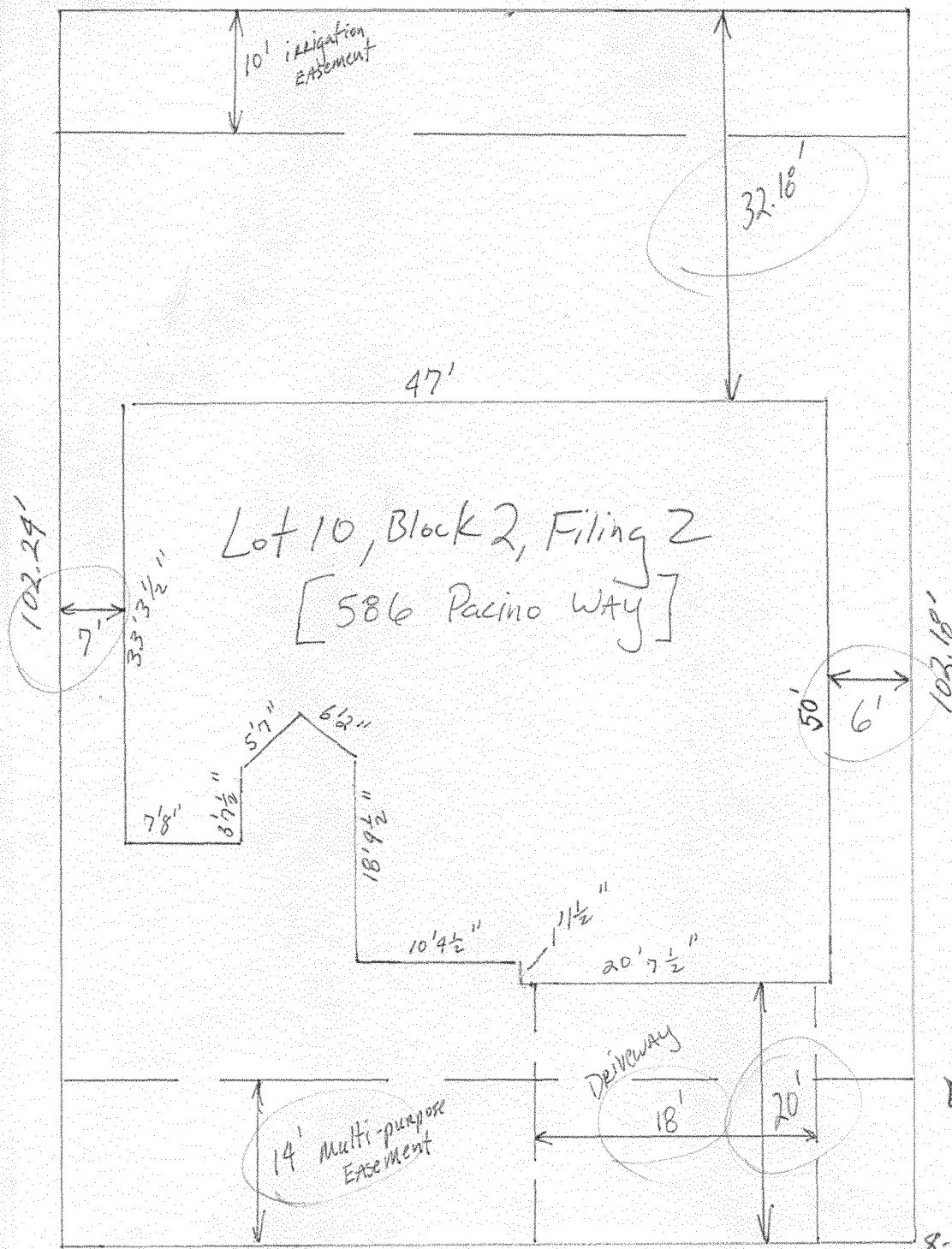
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20590</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/29/07</u>		

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)





No. 937 81 E
Engineer's Computation Pad



Lot 10, Block 2, Filing 2
[586 Pacino Way]

Driveway OK
Gayle Henderson

8-29-07

DH - Judah A. Rose

Pacino Way

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.