| FEE\$ | 10   |
|-------|------|
| TCP\$ | 1539 |
| SIF\$ | 460  |

## **PLANNING CLEARANCE**

|      | PERMIT | M    |
|------|--------|------|
| DLUG |        | INU. |

(Single Family Residential and Accessory Structures)

## **Community Development Department**

| Building Address 592 Pacino WAY  | No. of Existing Bldgs No. Proposed   |
|--|--|
| Parcel No. 2943-071-60-001   | Sq. Ft. of Existing Bldgs OSq. Ft. Proposed 1572   |
| Subdivision Legenos East II  | Sq. Ft. of Lot / Parcel 6/42-6 SQFT  |
| Filing 2 Block 2 Lot 13  | Sq. Ft. Coverage of Lot by Structures & Impervious Surface   |
| OWNER INFORMATION:   | (Total Existing & Proposed) 2682 Sa. F+  Height of Proposed Structure 177  |
| Name Lebeno Partners   | DESCRIPTION OF WORK & INTENDED USE:  |
| Address 2,0, Box 1765  | New Single Family Home (*check type below) Interior Remodel  Addition  |
| City/State/Zip GRAND Junction, CO 81502  | Other (please specify):  |
| APPLICANT INFORMATION:   | *TYPE OF HOME PROPOSED:  |
| Name Legens Partners   | Site Built Manufactured Home (UBC) Manufactured Home (HUD)   |
| Address P.O. Box 1715  | Other (please specify):  |
| City/State/Zip GRAND Junction LO 8150 ZN   | OTES:  |
| Telephone $970-244-9986 #17$   |  |
| REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e  | existing & proposed structure location(s), parking, setbacks to all  |
| property lines, ingress/egress to the property, driveway location  | on & width & all easements & rights-of-way which abut the parcel.  |
|  |  |
| THIS SECTION TO BE COMPLETED BY COM  | MUNITY DEVELOPMENT DEPARTMENT STAFF  |
| THIS SECTION TO BE COMPLETED BY COM ZONE   | MUNITY DEVELOPMENT DEPARTMENT STAFF  |
| THIS SECTION TO BE COMPLETED BY COM ZONE   | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures   |
| ZONE THIS SECTION TO BE COMPLETED BY COM  ZONE   | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YESNO   |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front  THIS SECTION TO BE COMPLETED BY COM  From property line (PL)   | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YESNO   |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front  From PL  Rear  Maximum Height of Structure(s)  Privoway  THIS SECTION TO BE COMPLETED BY COM  Property line (PL)  Side  Driveway   | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures 70%  Permanent Foundation Required: YES_NO  Parking Requirement  Special Conditions Enquired fruitation   |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front  From PL  Rear  70  from PL  35   | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures 70%  Permanent Foundation Required: YESNO  Parking Requirement  Special Conditions Engineer fruitation  Alguest   |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front  From PL  Rear  From PL  Maximum Height of Structure(s)  Driveway Location Approval  (Engineer's Initials)  Modifications to this Planning Clearance must be approved.  | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YESNO  Parking Requirement  Special Conditions Engineer fruitation  Ligitation  in writing, by the Community Development Department. The  |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front  From PL  Rear  From PL  Maximum Height of Structure(s)  Driveway Location Approval  (Engineer's Initials)  Modifications to this Planning Clearance must be approved.  | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YESNO  Parking Requirement  Special Conditions Enquired foundation  Ligitary  in writing, by the Community Development Department. The until a final inspection has been completed and a Certificate of   |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front  from PL  Rear  Offrom PL  Maximum Height of Structure(s)  Driveway Location Approval  (Engineer's Initials)  Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building December 1982.  | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YESNO  Parking Requirement  Special Conditions Engrund fruitation  Special Conditions Engrund fruitation  in writing, by the Community Development Department. The until a final inspection has been completed and a Certificate of epartment (Section 305, Uniform Building Code).   |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front  from PL  Rear  from PL  Maximum Height of Structure(s)  Driveway Location Approval  (Engineer's Initials)  Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building Delication and the  | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YESNO  Parking Requirement  Special Conditions Enquired fruitation  August  in writing, by the Community Development Department. The until a final inspection has been completed and a Certificate of epartment (Section 305, Uniform Building Code).   |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front  from PL  Rear  from PL  Maximum Height of Structure(s)  Driveway Location Approval  (Engineer's Initials)  Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building Delication and the  | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YESNO  Parking Requirement  Special Conditions  Engrued  Fundation  Special Conditions  On the community Development Department. The until a final inspection has been completed and a Certificate of epartment (Section 305, Uniform Building Code).  In information is correct; I agree to comply with any and all codes, the project. I understand that failure to comply shall result in legal on-use of the building(s).                               |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front from property line (PL)  Side from PL  Maximum Height of Structure(s)  Driveway Location Approval (Engineer's Initials)  Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building Delinances, laws, regulations of restrictions which apply to the action, which may include but not necessarily be limited to not Applicant Signature   | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YESNO  Parking Requirement  Special Conditions Enquired fruitation  August  in writing, by the Community Development Department. The until a final inspection has been completed and a Certificate of epartment (Section 305, Uniform Building Code).   |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front  from property line (PL)  Side  from PL  Rear  Driveway  Location Approval  (Engineer's Initials)  Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building Delinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to not necessarily be limited to necessarily limited to necessarily be limited to necessarily lim | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YESNO  Parking Requirement  Special Conditions  Engrued  Fundation  Special Conditions  On the community Development Department. The until a final inspection has been completed and a Certificate of epartment (Section 305, Uniform Building Code).  In information is correct; I agree to comply with any and all codes, the project. I understand that failure to comply shall result in legal on-use of the building(s).                               |
| THIS SECTION TO BE COMPLETED BY COM  ZONE  SETBACKS: Front from property line (PL)  Side from PL  Maximum Height of Structure(s)  Driveway Location Approval (Engineer's Initials)  Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building Delinances, laws, regulations of restrictions which apply to the action, which may include but not necessarily be limited to not Applicant Signature   | MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures  Permanent Foundation Required: YES NO  Parking Requirement  Special Conditions  Engrued  fruitation  Special Conditions  In writing, by the Community Development Department. The until a final inspection has been completed and a Certificate of epartment (Section 305, Uniform Building Code).  In information is correct; I agree to comply with any and all codes, e project. I understand that failure to comply shall result in legal on-use of the building(s).  Date  Date  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)

