

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

BLDG PERMIT NO.	
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PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 594 1/2 Pacific way
 Parcel No. 2943-071-71-016-3
 Subdivision Legend East
 Filing 3 Block 2 Lot 16

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1611
 Sq. Ft. of Lot / Parcel 7022.8 SQ FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2621 SQ FT.
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Legend Partners
 Address P.O. Box 1765
 City / State / Zip Graun 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 Graun Junction, CO 81502 NOTES: _____
 Telephone 970-244-9986 #17

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

PAID
SEP 30 2008

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 "D" Driveway Location Approval DH _____
(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 _____ Date 9-26-08
 Department Approval [Signature] Date 9/30/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21215
 Utility Accounting [Signature] Date 9/30/08

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)

74.67

5' EASEMENT

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

VALENTINO WAY

49.13'

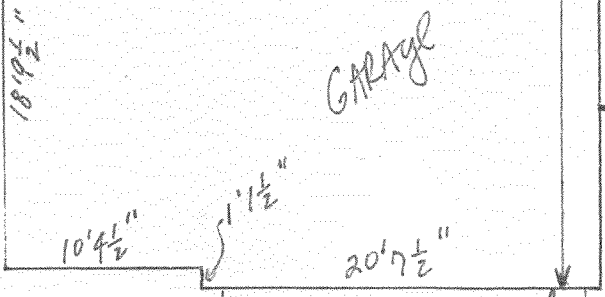
14' Multi Purpose Easement

20' 1"

33' 5 1/2"

47'

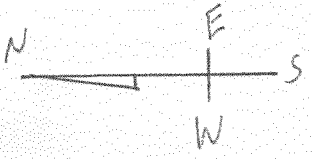
32' 6"



50'

7' 6"

63.99'



SCALE: 1" = 10'

Dacino Way

107.52'

20' 7 9/16"