

FEE \$	10 -
TCP \$	1589 -
SIF \$	760 -

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

BLDG PERMIT NO. _____

Building Address 584 Sinatra way
 Parcel No. 2943-071-62-022
 Subdivision Legends East
 Filing 2 Block 1 Lot 22

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1611
 Sq. Ft. of Lot / Parcel 6071.6 SQ. FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2621
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Legend Parkers
 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 Parkers
 Address P.O. Box 1765
 City / State / Zip Grand Junction, CO 81502
 Telephone 970-244-9986 #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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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 <u>Engineered</u>		
Voting District <u>D</u> Driveway Location Approval <u>JAR</u> (Engineer's Initials)	<u>Foundation Required</u>		

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 5-7-08
 Department Approval John A. [Signature] PH Date 5/8/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>0021022</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/8/08</u>		



60'

10' UTILITY EASEMENT

ACCEPTED JMR PH
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.

31'

47'

584 Sinatra Way
Lot 22, Block 1, Filing 2

101'

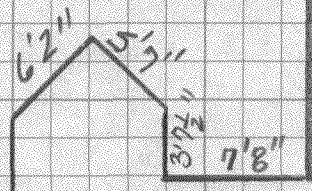
6'6"

50'

33'3/4"

6'6"

102.85'



20'7 1/2"

10'4 1/2"

18'9 1/2"

1'1 1/2"

18'

20'

14'

MULTIPURPOSE EASEMENT

Alfred 302

DRIVEWAY

41.11'

19'

SINATRA WAY

SCALE
1" = 10'