

FEE \$ <u>10.00</u>
TCP \$ <u>2554.00</u>
SIF \$ <u>460.00</u>

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

BLDG PERMIT NO. _____

Building Address 593 1/2 Sinatra Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-071-71-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1712.0
 Subdivision Legends East Sq. Ft. of Lot / Parcel 7035
 Filing 3 Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3032
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Legends 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 970-244-9966 ext. 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' / 18'</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>DIRECTOR APPROVED 10%</u>
Voting District <u>"D"</u> Driveway Location Approval <u>Alt</u> (Engineer's Initials)	<u>DEVIATION FOR FRONT YARD SETBACK ON VALENTINO WAY. (SECTION 2.16 OF ZONING AND DEV. CODE)</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 Jalen Allen Date 11/10/08
 Department Approval Alt Jan R. P... Date 11/12/08

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>21311</u>
Utility Accounting <u>(initials)</u>	Date <u>12/29/08</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)

74.67'

S E N

5' irrigation and drainage easement

11-12-08
ACCEPTED *PH* Scott Peterson
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EXISTING PROPERTY LINES.

18'6"

11'8"
10'6"

20'4"

8'6"

16'

18'3"

593 1/2 Sinatra Way
Lot 1, Block 2, Filing 3

102'

6'5"

5'5"

7'4"

11'8"

8'

11'

Garage

20'

18'
Driveway
20'

14' MULTI-PURPOSE EASEMENT

1" = 10'

21.49'

Sinatra Way

48.50'
Valentino Way