

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 2867 Sophia Way
 Parcel No. 2943-071-62-008
 Subdivision Legenos East
 Filing 2 Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1646 Finished 1424 unfinished
 Sq. Ft. of Lot / Parcel 6002 SQ. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2802 46%
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Legeno Partners LLC
 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 Legeno Partners
 Address P.O. Box 1765
 City / State / Zip GRAND Junction, CO 81502
 Telephone 970-234-5682

***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 _____
Voting District <u>"D"</u> Driveway Location Approval <u>plh</u> (Engineer's Initials)	_____

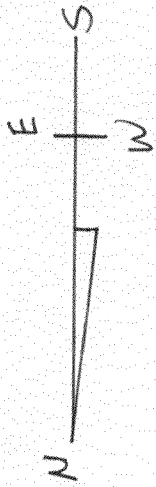
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 6-23-08
 Department Approval [Signature] Date 6/25/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21101</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/26/08</u>		

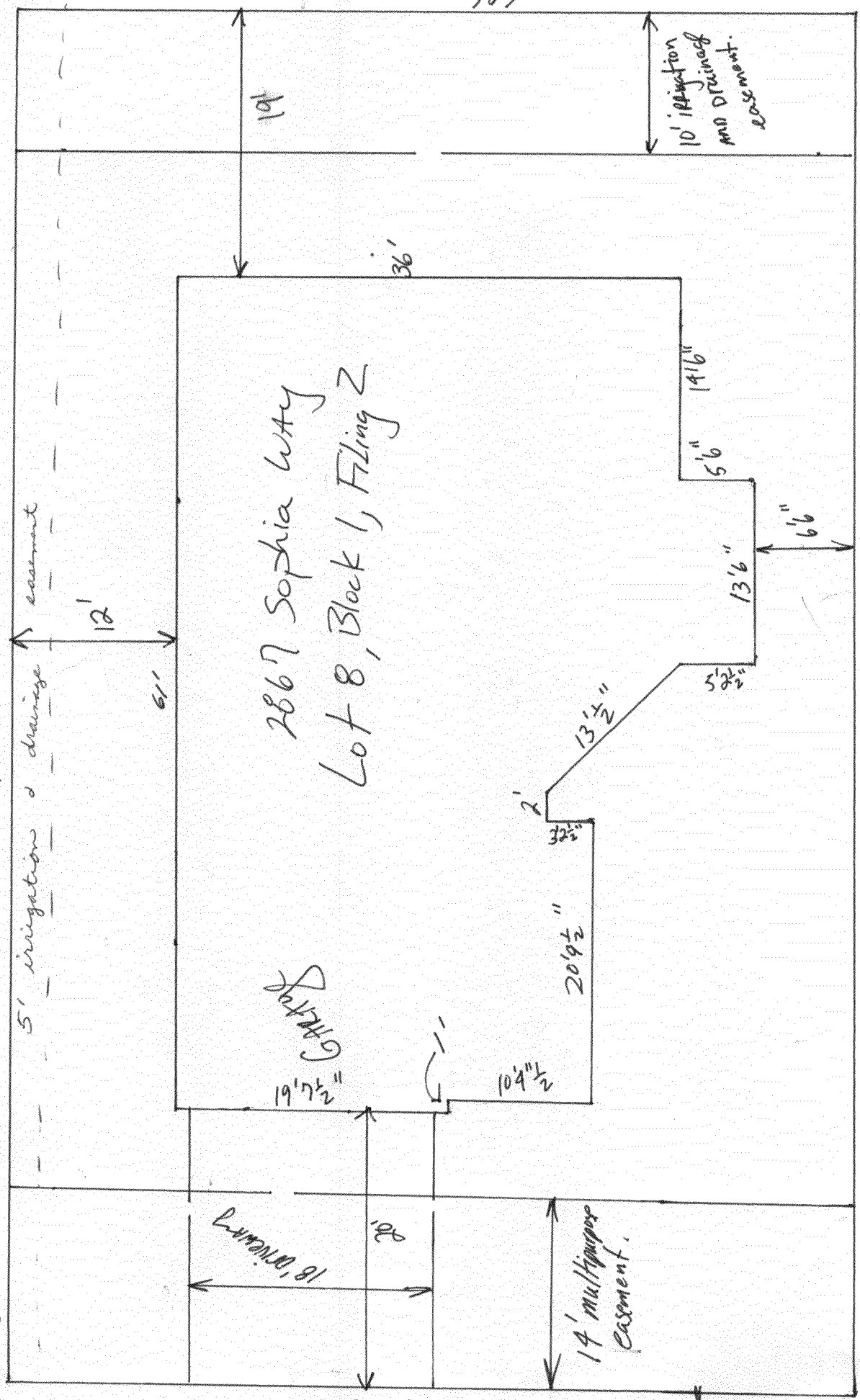
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE: 1" = 10'

ACCEPTED *6-25-08 Paul Shuck*
 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.

Driveway OK
 Raylen Henderson



SOPHIA WAY
 49.08

10.94

14' multiple easement.

18' driveway

5' irrigation & drainage easement

10' irrigation AND drainage easement

2667 Sophia Way
 Lot 8, Block 1, Filing 2

Gentry

109

100.61'

100'

104'

36'

12'

61'

20' 9/2''

104' 1/2''

32' 1/2''

2'

13' 1/2''

5' 2 1/2''

13' 6''

6' 6''

5' 6''

14' 6''

36'