

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 2871 Sophia Way  
 Parcel No. 2943-071-62-010  
 Subdivision Legends East  
 Filing 2 Block 1 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1670 Finished 1400 UNFinished  
 Sq. Ft. of Lot / Parcel 5819.3 SQ FT.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2870 SQ. FT.  
 Height of Proposed Structure 25'

**OWNER INFORMATION:**

Name Legend 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 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>JD</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).

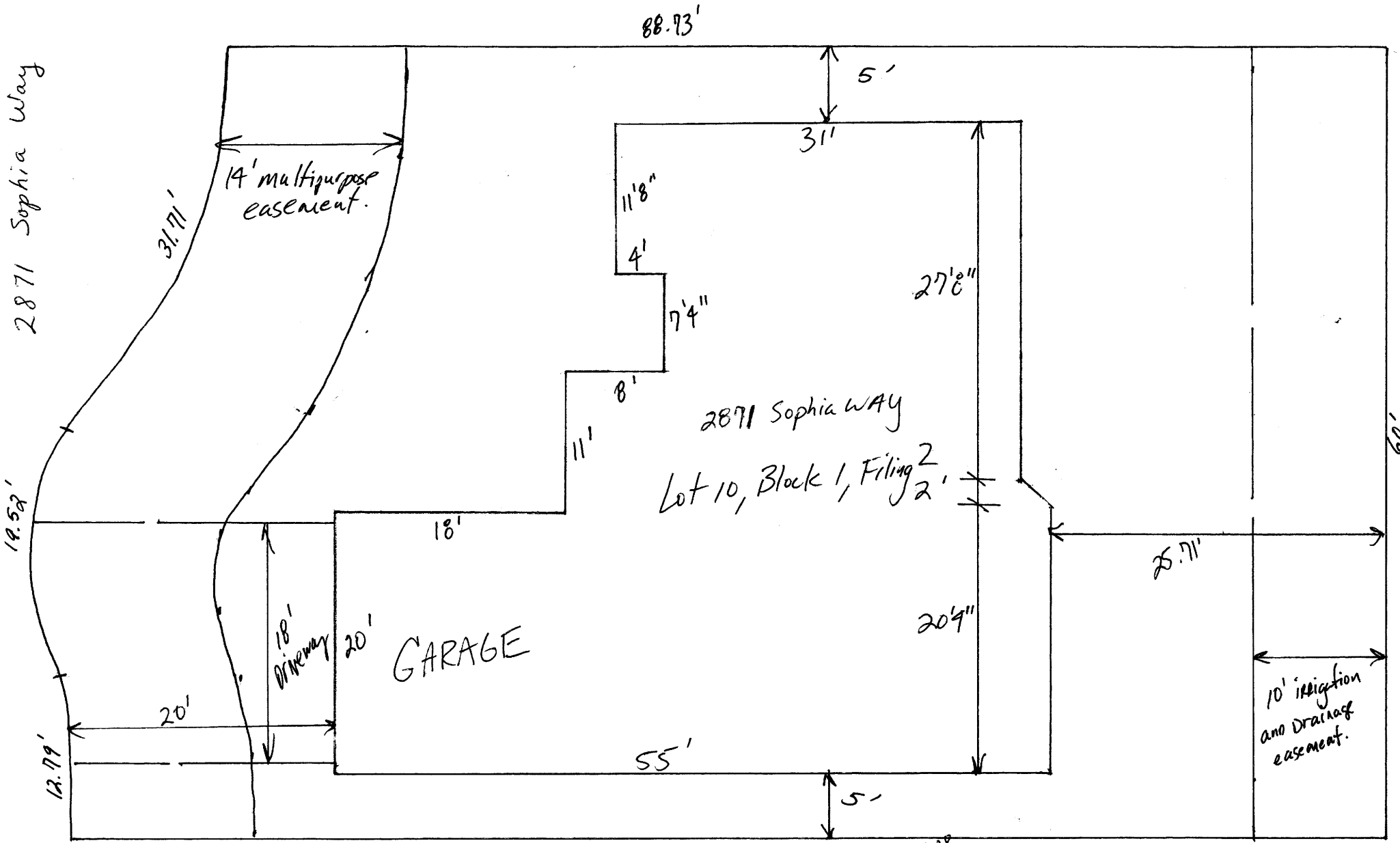
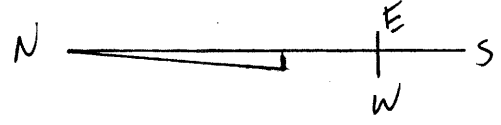
Applicant Signature \_\_\_\_\_ Date 6-23-08

Department Approval JD Taylor Reynolds Date 6/25/08

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>21108</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)



2871 Sophia Way

88.93'

14' multipurpose easement.

31.71'

5'

31'

11'8"

4'

7'4"

27'8"

8'

2871 Sophia Way

Lot 10, Block 1, Filing 2

11'

18'

19.52'

18' Driveway

20'

GARAGE

20'4"

25.71'

20'

55'

5'

60'

10' irrigation and drainage easement.

100.71'

Driveway OK  
Garage Foundation

6-25-08  
ACCEPTED BY Paul Hamlin  
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.