

FEE \$ 10
 TCP \$ 460
 SIF \$ 2,554

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

PAID

ZONING

DEFERRED FEES
 Building Address 594 PAVINO WAY
 Parcel No. 2943-071-71-015
 Subdivision LEGENDS EAST
 Filing 3 Block 2 Lot 15

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1475
 Sq. Ft. of Lot / Parcel 6149.3 SQ. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2421 SQ. FT.
 Height of Proposed Structure 17'

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 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 PLANNING 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 Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District D Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

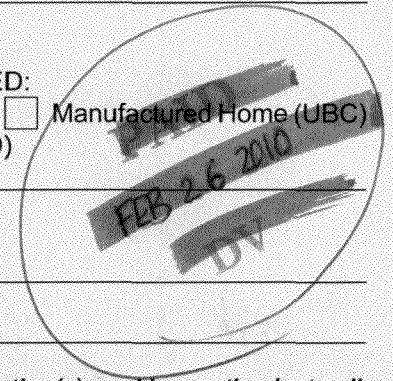
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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).

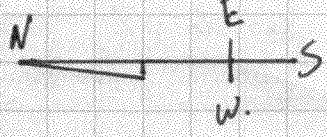
Applicant Signature [Signature] Date 11/16/09
 Planning Approval [Signature] Date 11/16/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Fee Deferred 25764
 Utility Accounting [Signature] Date 11/23/09

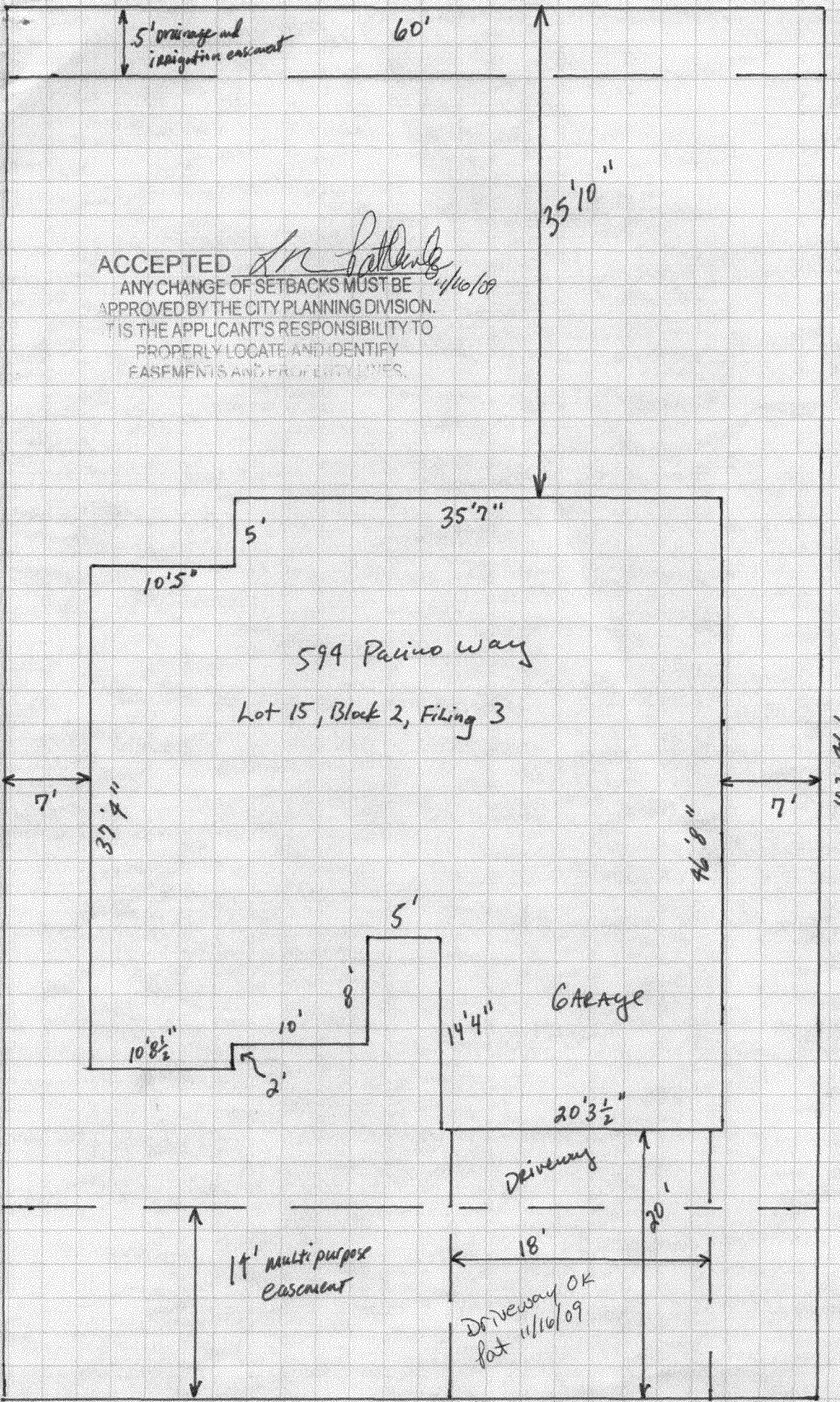
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *[Signature]* 11/16/09
 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.



Scale
 1" = 10'



594 Pacific Way
 Lot 15, Block 2, Filing 3

GARAGE

Driveway

14' multi purpose easement

Driveway OK
 lot 11/16/09

Pacific Way 60'

102.52

102.96

5' drainage and irrigation easement

60'

35'10"

35'7"

5'

10'5"

37'4"

7'

7'

10'8 1/2"

10'

5'

14'4"

20'3 1/2"

46'8"

20'

18'

20'