

~~DEFERRED FEES~~

9

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

ZONING APPROVAL

Building Address 595 Camino Way
 Parcel No. 2943-071-72-005
 Subdivision Legends East
 Filing 3 Block 3 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1354
 Sq. Ft. of Lot / Parcel 5690.70 SQ FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2313 SQ FT. 40%
 Height of Proposed Structure 17

OWNER INFORMATION:

Name Legeno 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 Legeno 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 **PAID**
 Voting District D Driveway Location Approval POC Special Conditions MAR 12 2010
 (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 9/3/09
 Planning Approval [Signature] Date 9/4/09

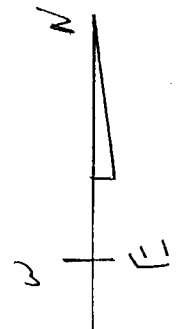
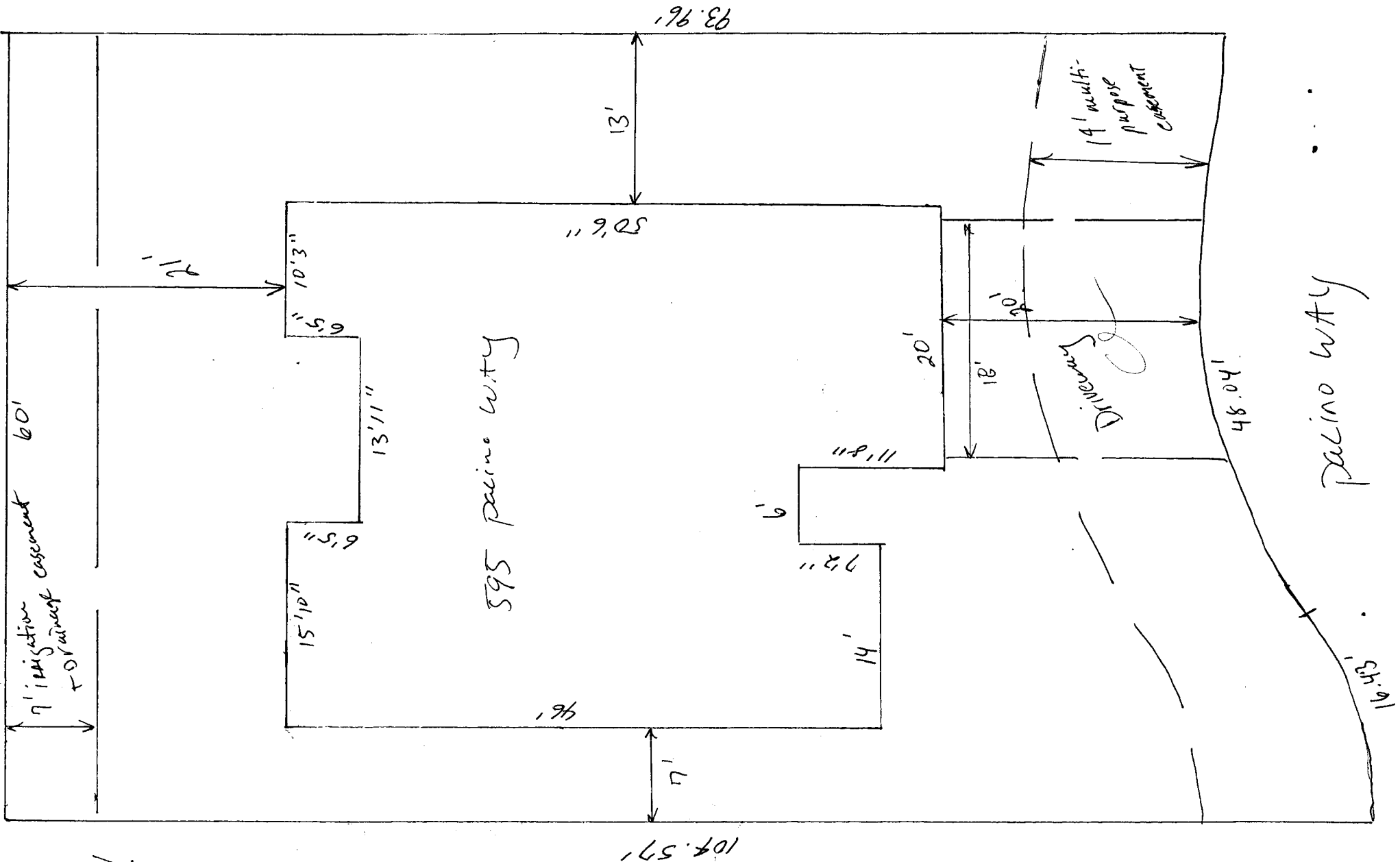
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21576-991's

Utility Accounting [Signature] Date 9-23-09 #26509

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)

FEES DEFERRED

[Handwritten notes]



ACCEPTED *PO C. McKee*
 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.