

FEE \$ 10
 TOP \$ 2554
 SIF \$ 460

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

BLDG PERMIT NO. 09-03016

Zoning CO called in 4-13-10 918

Zoning Approval

Building Address 593 Sinatra Way
 Parcel No. 2943-071-71-002
 Subdivision LEGENDS EAST
 Filing 3 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1354
 Sq. Ft. of Lot / Parcel 6131 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2290 SQ FT
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Legend Partners
 Address P.O. Box 1765
 City / State / Zip GRAND JUNCTION, CO 81501

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 81501
 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 R8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval [Signature] 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 10/09/09
 Planning Approval [Signature] Date 11/9/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21553
 Utility Accounting [Signature] Date 11-9-09

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)

Work Order Date: 11/9/2009 Premise Number: 0 Service Address: 593 SINATRA WY Name: LEGEND PARTNERS Customer Number: 0 Address: PO BOX 1765 City: Grand Junction State: CO Zip Code: 81501 Telephone: (970) 244-9986 Service Name: SAME Address: City: Grand Junction State: CO Zip Code: 0 Telephone:	Type: CGV Work Order #: 21553 Connection Date: 3/9/2010 Subdivision: LEGENDS EAST F: 3 B: 2 L: 2 Tax Parcel ID: 2943-071-71-002 Water Provider: <input type="radio"/> City <input checked="" type="radio"/> Ute <input type="radio"/> Clifton Water Rate: W000 Sewer Provider: City Sewer Rate: S000 Special Sewer District: CGV Sewer District Rate: City Trash <input type="checkbox"/> Day: None Billing Cycle: 9001 Move In Service Order: 0 Move In Date: Init:																																	
<p>Project Description/EQU Computation: PD CGVD FEES TO THEM DEFERRED FEES FOR CITY PORTION</p>																																		
<p>Below is an estimate of water and/or sewer fees and development fees that will be due prior to issuance of certificate of occupancy by the Mesa County Building Department. In order to obtain your certificate of occupancy, you must pay these fees at the City of Grand Junction Customer Service Department prior to requesting a certificate of occupancy. Please bring this copy of the work order with you.</p>																																		
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Plant Investment Fee/Acct</td> <td style="width:30%;">CSPLIF</td> <td style="width:40%; text-align: right;">\$2,800.00</td> </tr> <tr> <td>SewerDistTapFeeAcct:</td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="3">Extension Fees (Per EQU) Name:</td> </tr> <tr> <td>Acct:</td> <td>903-622331-43996-30-Add Activity</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Drainage:</td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>TCP:</td> <td></td> <td style="text-align: right;">\$2,554.00</td> </tr> <tr> <td>Plan:</td> <td></td> <td style="text-align: right;">\$10.00</td> </tr> <tr> <td>SLD:</td> <td></td> <td style="text-align: right;">\$460.00</td> </tr> <tr> <td colspan="3">Water Tap Size:</td> </tr> <tr> <td>Water Tap Account:</td> <td>301-62110-46851-30</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Treasurer Receipt#:</td> <td>0</td> <td style="text-align: right;">Total Due: \$5,824.00</td> </tr> </table>		Plant Investment Fee/Acct	CSPLIF	\$2,800.00	SewerDistTapFeeAcct:		\$0.00	Extension Fees (Per EQU) Name:			Acct:	903-622331-43996-30-Add Activity	\$0.00	Drainage:		\$0.00	TCP:		\$2,554.00	Plan:		\$10.00	SLD:		\$460.00	Water Tap Size:			Water Tap Account:	301-62110-46851-30	\$0.00	Treasurer Receipt#:	0	Total Due: \$5,824.00
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<p>MESA COUNTY BUILDING INSPECTION 750 MAIN STREET GRAND JUNCTION, CO 81501</p>																																		
<p>If signed below by the owner of the property and the City of Grand Junction, the Building Department may assume sewer service is available. If a building permit is not obtained within 90 days of the date of this workorder, this approval is VOID.</p>																																		
<p>VOID AFTER 2/7/2010</p>																																		
<p>By signing below, I understand that until such time as CGV Sewer District has issued initial acceptance of the sewer lines, I am prohibited from connecting the sewer service line from the home to the District's line. If a physical connection is made from the home to the District's sewer line prior to initial acceptance, a double tap fee fine for each connection will be assessed. If you have questions regarding a development within the Central Grand Valley Sewer District contact 970-434-2276</p>																																		

FEES 2/2/2010

PD

CITY AUTHORIZED SIGNATURE: Dottie Vanover

CUSTOMER

**** NOT VALID 90 DAYS AFTER DATE OF ISSUANCE ****

OWNER / AGENT SIGNATURE:

Stefanie Paul

PIPELINE MAINTENANCE SIGNATURE: