

FEE \$	10 prep fee 10/27
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____

Building Address 598 SWATEA Way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2443-071-72-018 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 528
 Subdivision Legends East #1 Sq. Ft. of Lot / Parcel 191,664 # 4.4 acres
 Filing 3 Block Block 3 Lot 18
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Legend Partners LLC
 Address PO 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): Temp office / CONSTRUCTION OFFICE

APPLICANT INFORMATION:

Name Same as owner
 Address _____
 City / State / Zip _____
 Telephone 970-244-9986

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Temp OFFICE / CONSTRUCTION OFFICE FOR LEGENDS EAST (MODULAR BLDG.)

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 PD, PLANNED DEVELOPMENT Maximum coverage of lot by structures 70
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) _____ Special Conditions PERMIT IS VALID FOR 1 YEAR AND MUST BE RENEWED AFTER 11-2010 IF WITHING TO CONTINUE USE.

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 11/9/09
 Planning Approval [Signature] Date 11/9/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21547</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-9-09</u>	<u>[Signature]</u>	

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)

PEPPER TREE FILING 2
 Plat Book 13 Page 26,
 Reception No. 1290111

CASCAL

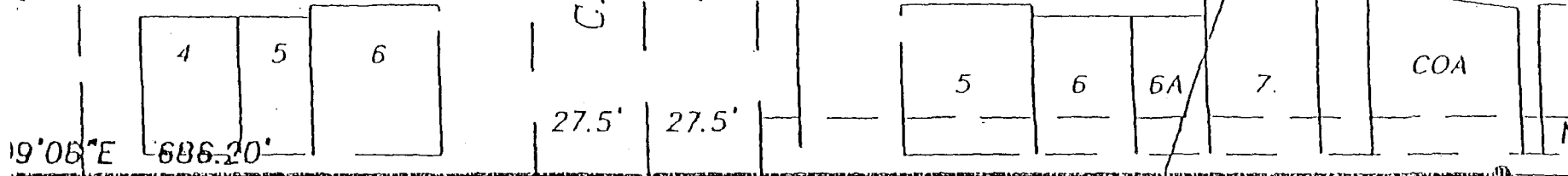
Plat Boo

Not in
 utility
 easement

ACCEPTED
 ANY CHANGE OF PLANS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY STATE AND IDENTIFY
 THE PROPERTY AND THE PLANS.

14' Utility, Irrigation and
 drainage esmt.
 Plat Book 13 Page 192

Plat Book 13 Page
 Reception No. 133



10' Irrigation & drainage esmt.
 Book 4181 Pages 932-933,
 Reception No. 2322947,
 Drawer No. SS-30

LINE EAST LINE
 NW1/4 NE1/4

