

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 591 1/2 SIMATRA WAY  
 Parcel No. 2943-071-71-003  
 Subdivision LEGENDS EAST  
 Filing 3 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1192  
 Sq. Ft. of Lot / Parcel 6000 SQ FT. (6,142)  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2211  
 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: engineered foundation  
required.

**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**

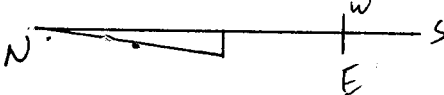
ZONE R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 35 Parking Requirement 2 **PAID**  
 Voting District D Driveway Location Approval [Signature] Special Conditions JUL 22 2009  
 (Engineer's Initials) RB

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).

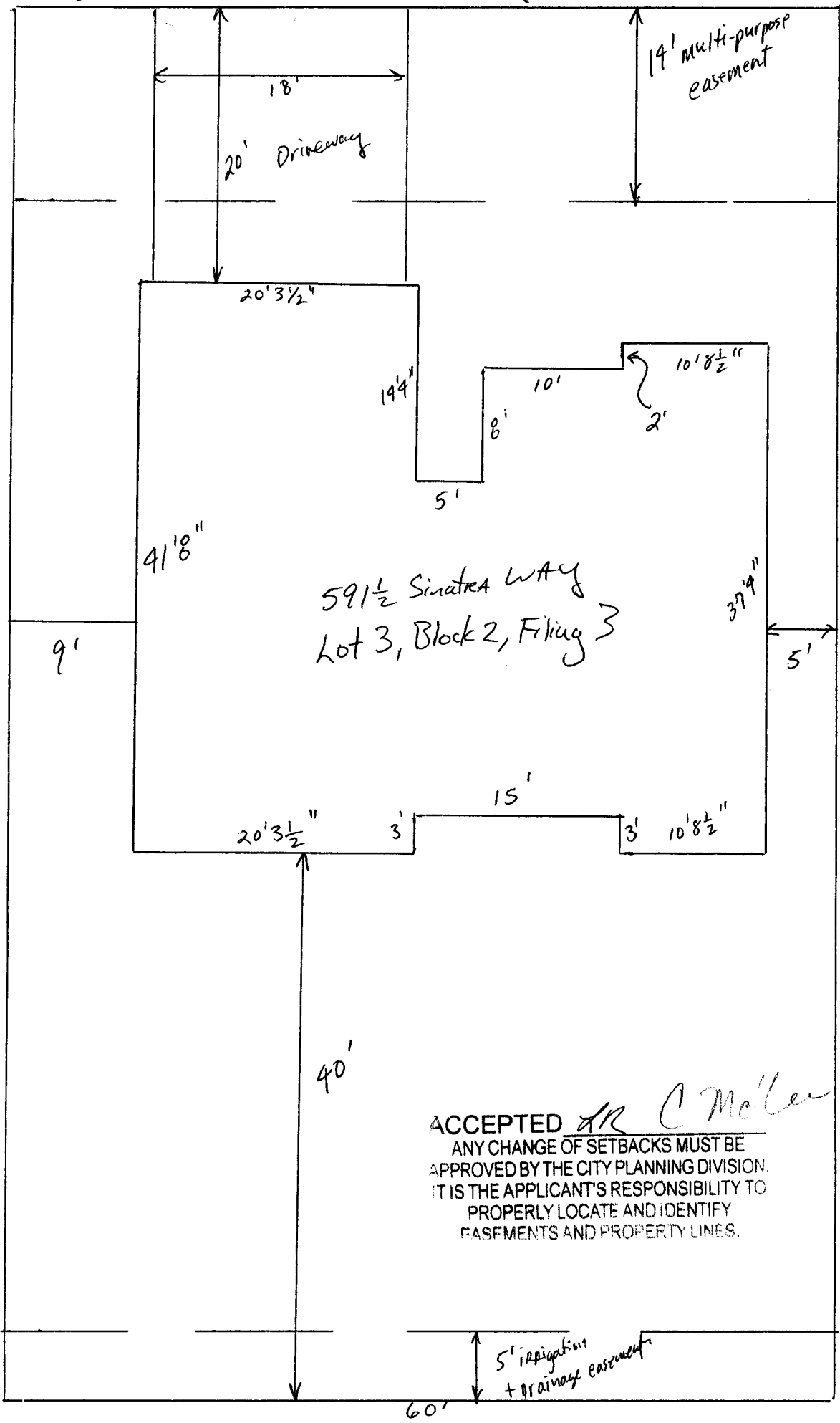
Applicant Signature [Signature] Date 7/16/09  
 Planning Approval [Signature] Date 7/16/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21468</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/22/09</u>		



Sinatra Way 60'

Scale 1" = 10'



59 1/2 Sinatra Way  
Lot 3, Block 2, Filing 3

ACCEPTED *AR C McLeer*  
 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.

60'