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

BLDG PERMIT NO. _____

Building Address 2872 Valentino way No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-071-72-014 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 528
 Subdivision Legends East III Sq. Ft. of Lot / Parcel 6,179
 Filing 3 Block Three Lot 14
 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

DESCRIPTION OF WORK & INTENDED USE:

Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Temp ~~office~~ / const off.

APPLICANT INFORMATION:

Name Legend Partners LLC
 Address PO Box 1765
 City / State / Zip Grand Junction Co
 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

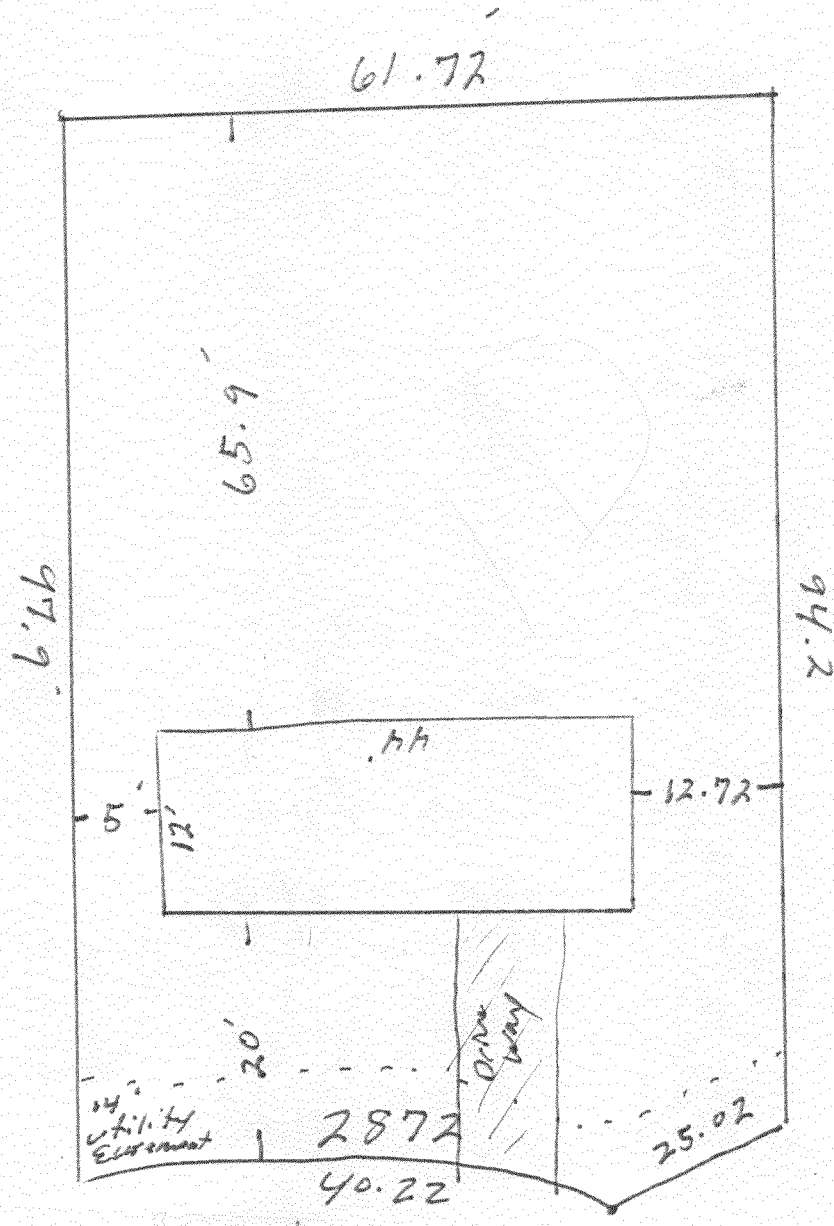
ZONE R-8, RESIDENTIAL - 8 DU/AC Maximum coverage of lot by structures 70
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) Special Conditions PERMIT IS VALID FOR 1 YEAR AND MUST BE RENEWED AFTER 11-2010 IF WISHING 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 10/27/09
 Planning Approval [Signature] Date 10-28-09

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>10/28/09</u>		



←
 Peter Filings
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Valentino way
 234 5681

Jon's cell
 Phil
 Scott
 J

ACCEPTED *Pat Dinko 10/28/09 per Scott Peterson*
 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.