

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

~~Deferred Fees~~  
**PLANNING CLEARANCE**

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

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

Building Address 596 Sinatra Way  
Parcel No. 2943-071-70-030  
Subdivision Legends EAST  
Filing 3 Block 1 Lot 30

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1332  
Sq. Ft. of Lot / Parcel 5090.5 SQ. FT.  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 2297 SQ. FT  
Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name Legend Partners  
Address P.O. Box 1765  
City / State / 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 / 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  
SETBACKS: Front 20' from property line (PL)  
Side 5' from PL Rear 10' from PL  
Maximum Height of Structure(s) 40'  
Voting District D Driveway Location Approval Pat Dunlop  
(Engineer's Initials)

Maximum coverage of lot by structures 70%  
Permanent Foundation Required: YES X NO \_\_\_\_\_  
Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
Parking Requirement 2  
Special Conditions Engineered Foundation Req'd

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.

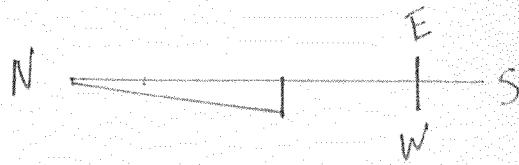
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 05/17/10  
Planning Approval Pat Dunlop Date 5/17/10

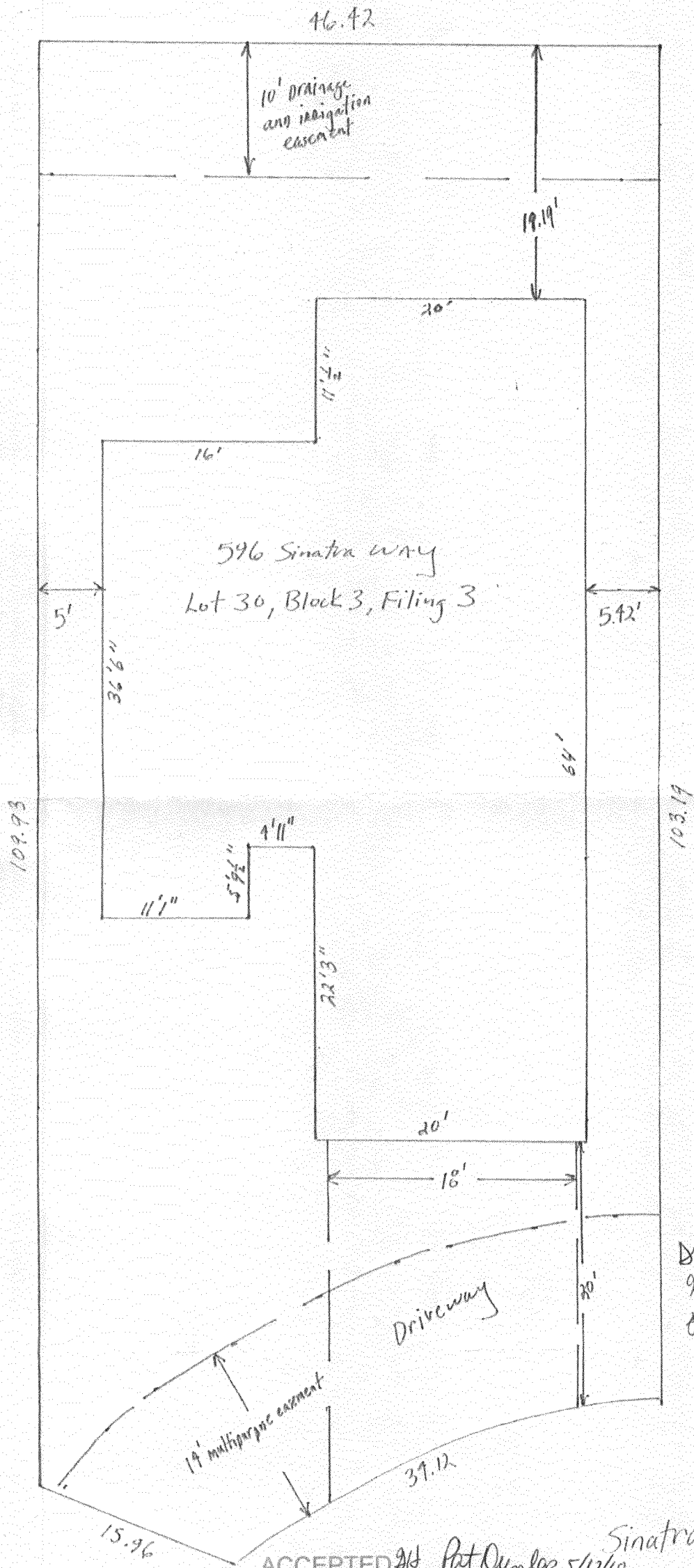
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>21717</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/11/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

REC DEFERRED



SCALE 1" = 10'



Driveway OK  
2/14  
per Eric Hahn

ACCEPTED 2/14 Pat Dunlop 5/17/10 Sinatra way  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY

PCR-2010 424

BLDG PERMIT NO. 35967

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

DEFERRED FEES ~~X~~

ZONING

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

Building Address 593 1/2 Pacific Way 81501 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-071-72-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1354  
 Subdivision Legenos East Sq. Ft. of Lot / Parcel 5084 5076.52  
 Filing 3 Block 3 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2279  
 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: \_\_\_\_\_

**PAID**  
 NOV 12 2010  
 RS

**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 X NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35' Parking Requirement 2  
 Voting District D Driveway Location Approval PD 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 03/03/10  
 Planning Approval PD Wendy Spurr Date 3/10/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>3778-C9V</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-12-10</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)

DEFERRED FEES