

Deferred Fees

PLANNING CLEARANCE

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

BLDG PERMIT NO. 10-00044

Zoning Approval [checked]

Table with 2 columns: Fee Type, Amount. Rows: FEE \$ 10.00, TCP \$ 2554, SIF \$ 460

Building Address 597 Pacino Way
Parcel No. 2943-071-72-007
Subdivision Legends EAST
Filing 3 Block 3 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1162
Sq. Ft. of Lot / Parcel 5832.9
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2163 SQ. FT.
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:

- [checked] New Single Family Home (*check type below)
Interior Remodel
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:

- [checked] Site Built
Manufactured Home (HUD)
Other (please specify):

PAID JUN 25 2010 TB

NOTES: FEES DEFERRED

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

Form with fields for ZONE R-8, Maximum coverage of lot by structures 70%, SETBACKS: Front 90/25, Side 5/3, Rear 10/5, Maximum Height of Structure(s) 35, Voting District D, Driveway Location Approval [initials], Special Conditions

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 01/04/10
Planning Approval [Signature] Date 01/08/10

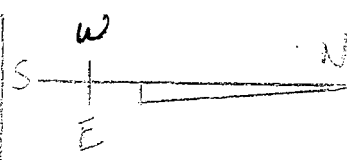
Additional water and/or sewer tap fee(s) are required: YES [checked] NO W/O No. 21602
Utility Accounting [Signature] Date 1/14/10

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)

234-5682

58.03

7' irrigation and
Drainage easement

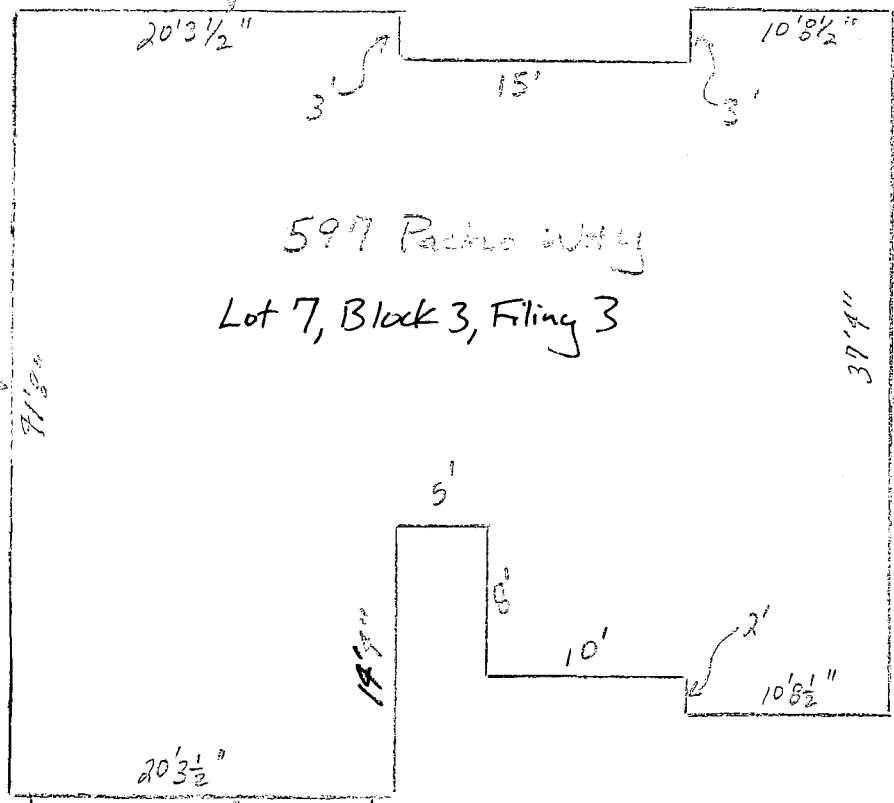


Scale
1" = 10'

100.25'

100.25'

597 Pacific Wdy
Lot 7, Block 3, Filing 3



ACCEPTED
W.S. [Signature]
AVOIDANCE OF SETBACKS MUST BE
OBTAINED BY THE DRAINAGE DIVISION
AND THE COUNTY ENGINEER'S OFFICE
BEFORE ANY CONSTRUCTION BEGINS

Drive
OK

AUTO COURT