

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PCR-2010 424

BLDG PERMIT NO. 35967

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

ZONING

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 5096.52
 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: _____

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 <u>R-8</u>	Maximum coverage of lot by structures <u>70 %</u>	
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____	
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>	
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>	
Voting District <u>D</u>	Driveway Location Approval <u>PD</u> (Engineer's 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.

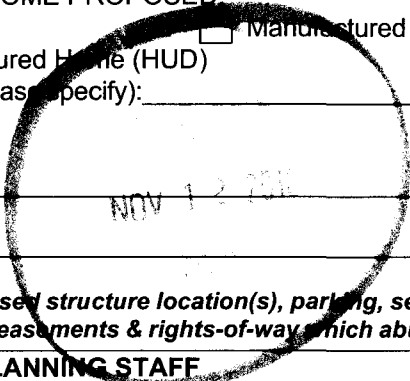
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 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)

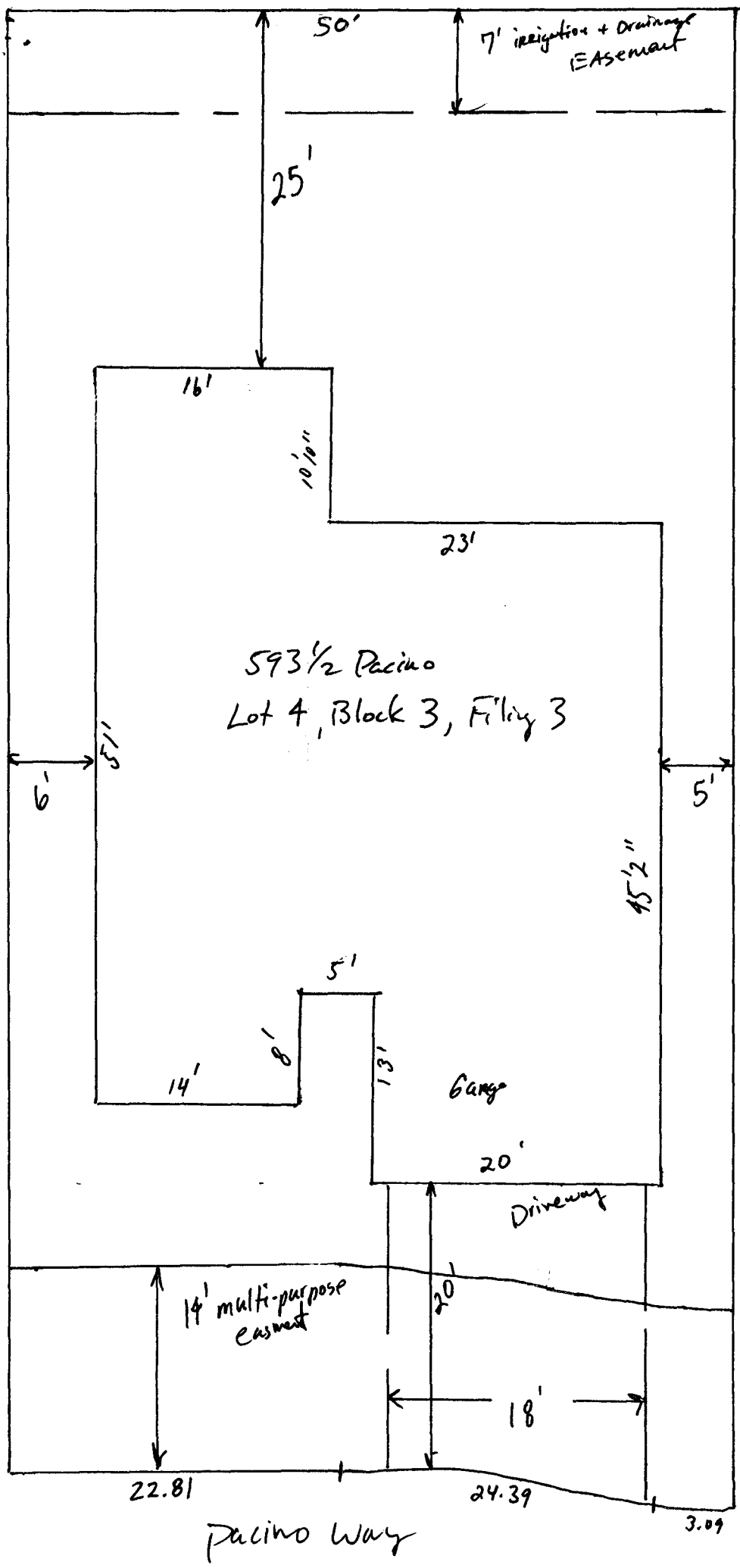
DEFERRED FEES



FEES DEFERRED



Scale
1" = 10'



59 1/2' Pacino
Lot 4, Block 3, Filing 3

Garage

Driveway

14' multi-purpose easement

Pacino Way

ACCEPTED PD
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROTECT THE CITY'S INTERESTS AND PROPERTY. EASEMENTS AND SETBACKS MUST BE MAINTAINED.