

PC 2011-130

~~Deferred Fees~~

BLDG PERMIT NO. 10-00718

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

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

~~ZONING~~

Building Address 595 1/2 Racine way  
 Parcel No. 2943-071-72-006  
 Subdivision Legendos East FILING 3  
 Filing 3 Block 3 Lot 6

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1354  
 Sq. Ft. of Lot / Parcel 4981.4  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2269 45%  
 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): [REDACTED]

**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.**

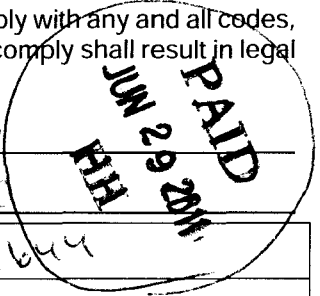
**THIS SECTION TO BE COMPLETED BY PLANNING STAFF**

ZONE R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 30 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District D Driveway Location Approval [Signature] Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

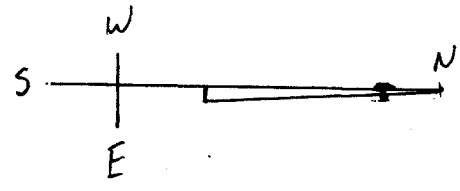
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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).

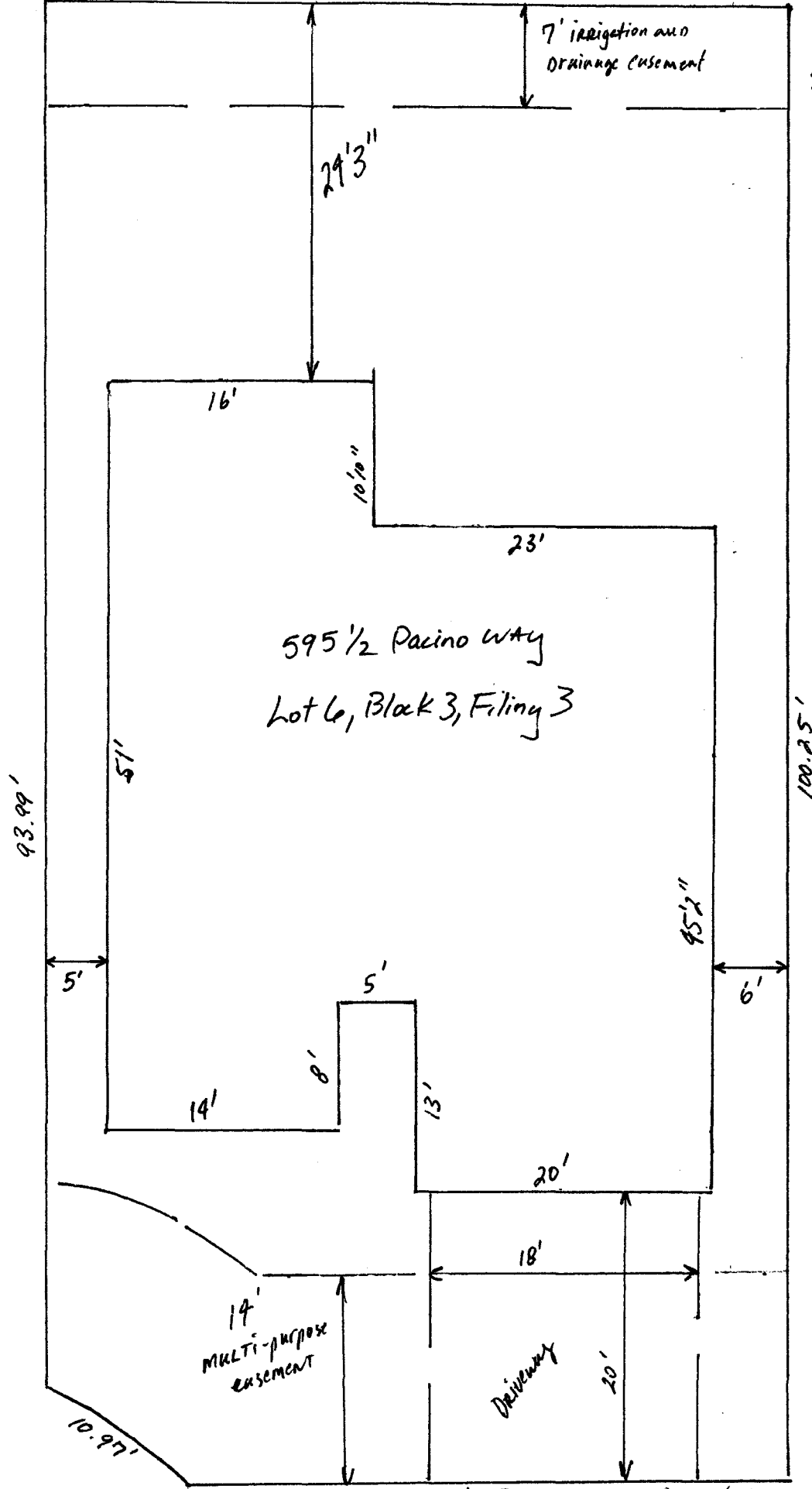
Applicant Signature [Signature] Date 04/05/10  
 Planning Approval [Signature] Date 4/8/10



Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21644  
 Utility Accounting [Signature] Date 4/8/10



Scale 1" = 10'



595 1/2 Pacific Way  
Lot 6, Block 3, Filing 3

14' MULTI-PURPOSE  
EASEMENT

Driveway

41.03' Driveway OK per 4/15/10  
Driveway accessed from Tract A

*[Signature]* 4/15/10