

DEFERRED FEES

BLDG PERMIT NO. 10-00845 ⁶⁷²⁸¹ **S**

FEE \$ 10.00

TCP \$ 2554.00

SIF \$ 460.00

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

ZONING APPROVAL

Building Address 2870 Valentino Way ^{8/59}

~~FEES DEFERRED~~
No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-071-72-015

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1354

Subdivision Legends East

Sq. Ft. of Lot / Parcel 5106.08 SQ FT.

Filing 3 Block 3 Lot 15

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2314

Height of Proposed Structure 17'

OWNER INFORMATION:

Name Legann 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 Legann 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 R-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' 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) 40' Parking Requirement 2

Voting District "D" Driveway Location Approval _____ 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 4/20/10

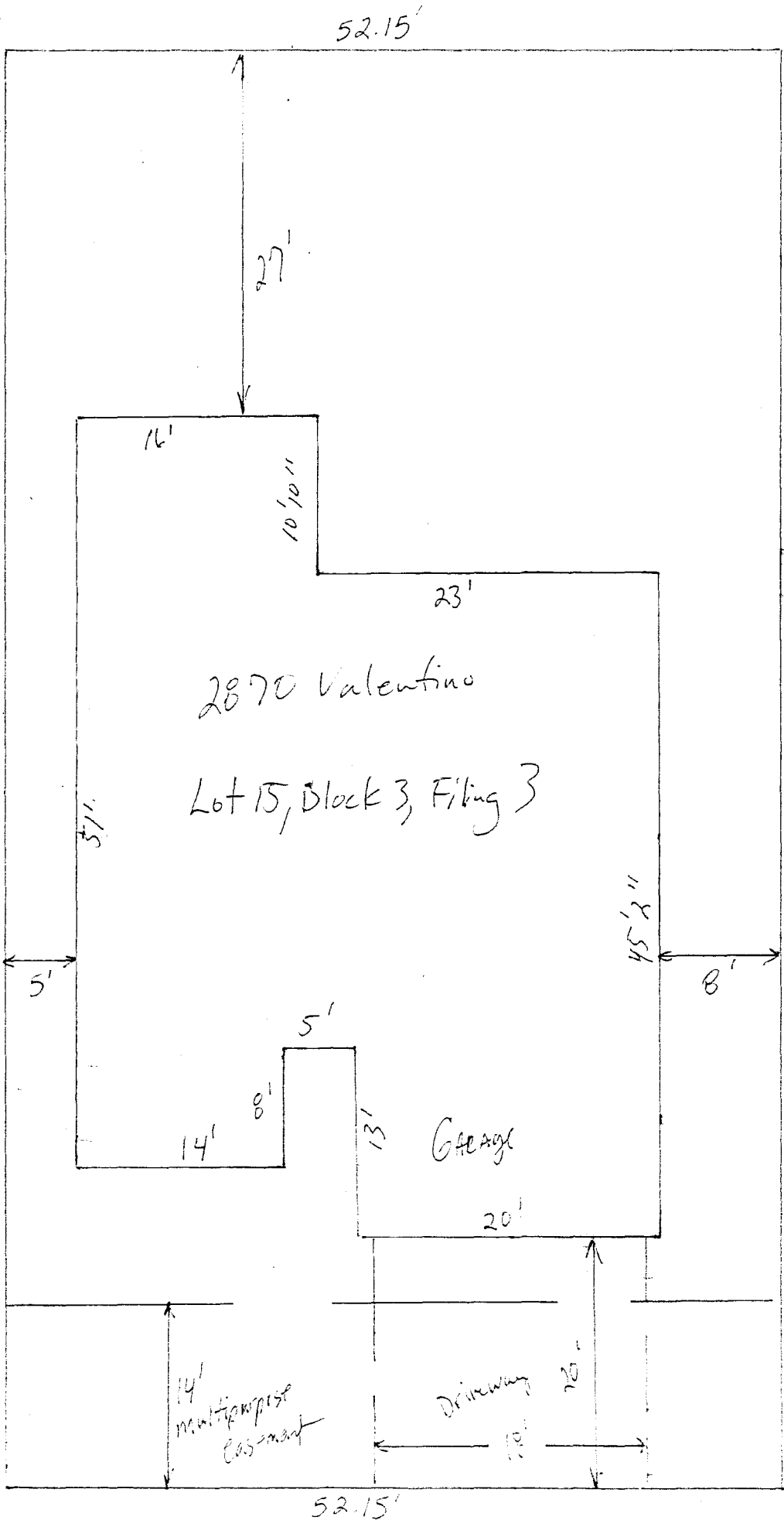
Planning Approval Gayleen Henderson Date 4-20-10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21650

Utility Accounting [Signature] Date 4/20/10

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)

*CGV Fee
paid at
1064
11/10*

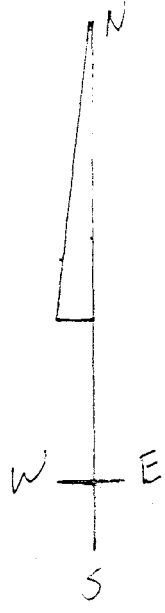


2870 Valentino
 Lot 15, Block 3, Filing 3

Garage

14' multi-purpose easement

Driveway



Scale 1" = 10'

4-20-10 *Angela Henderson*

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 VERIFY THE ACCURACY OF THIS PLAN.

DEFERRED FEES

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. 10-00845

07281

ZONING APPROVAL

FEE \$ 70.00

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CL 2011-133

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Handwritten note in a circle:
Paid
9/14/10

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Handwritten note:
164 fees
paid at
PCC
4/20/10