

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

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

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

Zoning approval

PCR-2011-134  
 Building Address 2872 Valentino Way 859  
 Parcel No. 2943-071-72-014  
 Subdivision LEGENDS EAST  
 Filing 3 Block 3 Lot 14

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1354  
 Sq. Ft. of Lot / Parcel 6179.5 SQ FT 37%  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2314  
 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): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Legend Partners Taylor 234-5482  
 Address P.O. Box 1965  
 City / State / Zip GRAND JUNCTION, CO 81502  
 Telephone 970-244-9986 #17

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_
- Manufactured Home (UBC)

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 <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 03/26/10  
 Planning Approval PD [Signature] Date 03/30/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>21666</u>
Utility Accounting <u>T. Bensley</u> Date <u>5/3/10</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)

61.72'

27'9"

10'3"

6'5"

13'11"

6'5"

15'10"

2872 Valentino Way  
Lot 14, Block 3, Filing 3

97.9'  
6'8"  
50'6"

96'

15'

99.2'

14'  
Multipurpose  
easement

GARAGE

20'

6'

7'2"

14'

11'8"

18'  
Driveway

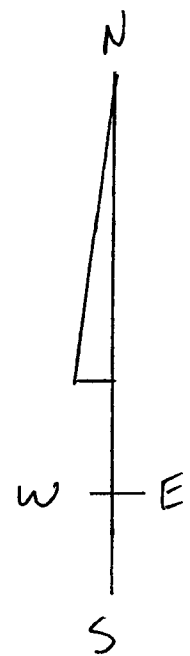
20'

Driveway ok per ERAC  
HATHM  
3/26/10

40.51'

25.02'

Valentino Way



Scale: 1" = 10'

ACCEPTED PD [Signature]  
5-3-10  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
OBTAIN ALL NECESSARY PERMITS AND  
APPROVALS FROM THE CITY PLANNING DIVISION.

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**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)

**PAID**  
**APR 27 2011**

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 Planning Approval PD [Signature] Date 03/30/10

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 21666

Utility Accounting T. Bensley Date 5/3/10

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