

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 10-01435

Conf # 057896

Building Address 596 Sinatra Way  
 Parcel No. 2943-071-70-030  
 Subdivision Legends EAST  
 Filing 3 Block 1 Lot 30

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1332  
 Sq. Ft. of Lot / Parcel 5090.5 SQ. FT.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2297 SQ. FT  
 Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name Legend Partners  
 Address P.O. Box 1765  
 City / State / 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  
 Address P.O. Box 1765  
 City / State / 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>40'</u>	Parking Requirement <u>2</u>
Voting District <u>D</u> Driveway Location Approval <u>PH per Eric</u> <small>(Engineer's Initials)</small>	Special Conditions <u>Engineered Foundation Req'd</u>

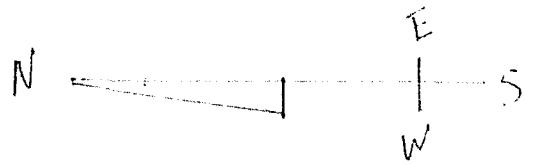
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building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

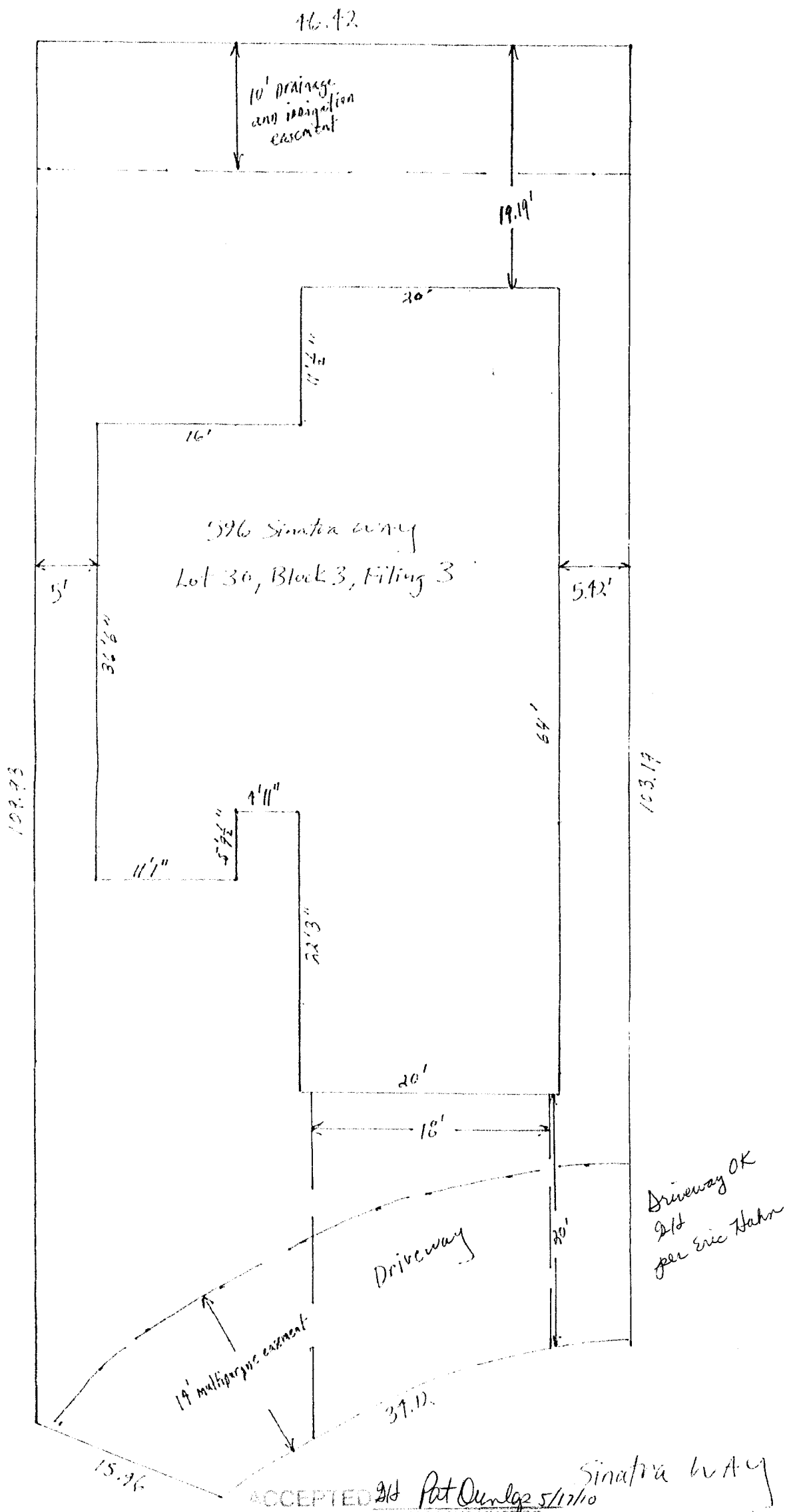
Applicant Signature [Signature] Date 05/17/10 JUL 21 2010  
 Planning Approval PH Pat Dunlap Date 5/17/10 [Signature]

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21717</u>
Utility Accounting <u>C. Bensley</u>	Date <u>6/11/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE 1" = 10'



ACCEPTED 21st Pat Overlap 5/17/10 Sinatra way  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
THE APPLICANT ACCEPTS LIABILITY TO  
THE CITY OF DENVER.