

FEE \$	10 ⁻
TOP \$	1584 ⁻
SIF \$	460 ⁻

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 555 ACACIA AVE. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-082-00-050 Parents Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1810 #
 Subdivision A3025 Sq. Ft. of Lot / Parcel ~~6747~~ # 4909 #
 Filing 1 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1810 #
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name The Access AT Grand Junction LLC
 Address 2350 G ROAD
 City / State / Zip G.J., CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SUNANCE PROPERTIES
 Address 2350 G ROAD
 City / State / Zip G.J. CO, 81505
 Telephone 970-255-8853

*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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures 70%
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District D Driveway Location Approval NS NS (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

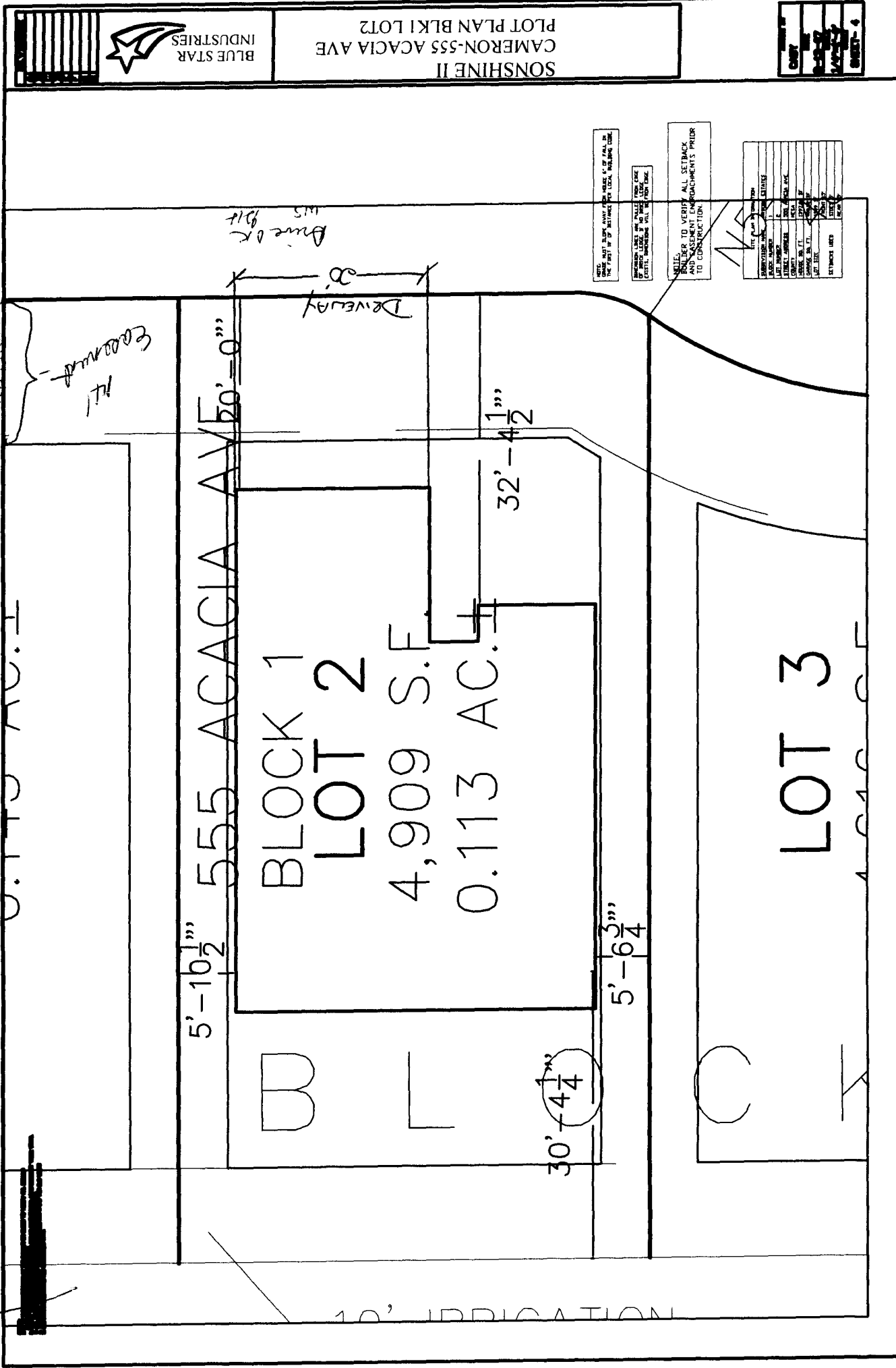
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 9/5/07
 Department Approval NS [Signature] Date 10/23/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pd @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/23/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED BY *WD Baylee Adams*
 PLANS MUST BE
 PLANNING
 AND PROPERTY LINES



10' Easement

10' EASEMENT