

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

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

Building Address 559 ACACIA AVE  
 Parcel No. 2943 082 00-030 Parcel  
 Subdivision ARROS  
 Filing 1 Block 3 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1810  
 Sq. Ft. of Lot / Parcel 6847  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1810  
 Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name THE ARROS 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 SUNDANCE 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD (R-8)</u>	Maximum coverage of lot by structures <u>40%</u>
SETBACKS: Front <u>15'</u> <u>20' garage</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>WS</u> (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 WS [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 *W Bayless Henderson*  
 ALL CHANGES OF SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT AND THE  
 ENGINEER. EASEMENTS  
 AND PROPERTY LINES

VISION

DIVINYA

10'  
 EASEMENT

11'-11<sup>1</sup>/<sub>4</sub>"

559 ACACIA AVE 20'-0"

BLOCK 3

LOT 1

6,847 S.F.

0.157 AC. ±

16'-2<sup>1</sup>/<sub>4</sub>"

47'-6<sup>1</sup>/<sub>2</sub>"

26'-0<sup>3</sup>/<sub>4</sub>"

14' MULTI-PURPOSE EASEMENT

*DRIVEWAY*  
*20' OK*  
*prime 3rd*  
*1/4"*

*GUTTER FLOW*  
*LINE*  
*50'*

NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 4" OF FALL IN THE FIRST 30' OF DISTANCE PER LOCAL BUILDING CODE.

FOUNDATION LINES ARE MEASURED FROM EDGE OF BASE LEVEL TO INSIDE CORNER. EXIST. DIMENSIONS WILL BE FROM EDGE.

NOTE: BUILDER SHOULD VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

SITE PLAN INFORMATION	
DEVELOPER/OWNER	ANDREW CETALES
BLOCK NUMBER	3
LOT NUMBER	1
STREET ADDRESS	559 ACACIA AVE
COUNTY	DELAWARE
USUAL SQ. FT.	1,977 SQ. FT.
DEVELOP. SQ. FT.	USUAL SQ. FT.
LOT SIZE	6847 SQ. FT.
SETBACKS USED	EDGE 5'
	REAR 5'



SONSHINE II  
 CAMERON-559 ACACIA AVE  
 PLOT-PLAN-BLK3-LOT1

DATE  
 1-28-24  
 1:47 PM  
 SHEET 4

*PL*