

FEE \$	10 <sup>-</sup>
TCP \$	1589 <sup>-</sup>
SIF \$	460 <sup>-</sup>

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

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

*AR*

Building Address 551 ACACIA AVE  
 Parcel No. 2943-082-54-004  
 Subdivision ARBORS  
 Filing 1 Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1606  
 Sq. Ft. of Lot / Parcel 6075  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2077  
 Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name The Arbors at G. Junction LLC  
 Address 2350 G. Road  
 City / State / Zip Grand Jct., 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 GJS CO, 81505  
 Telephone 970 955 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 <u>PP (Cumblygym 15A)</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</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	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>PD</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).

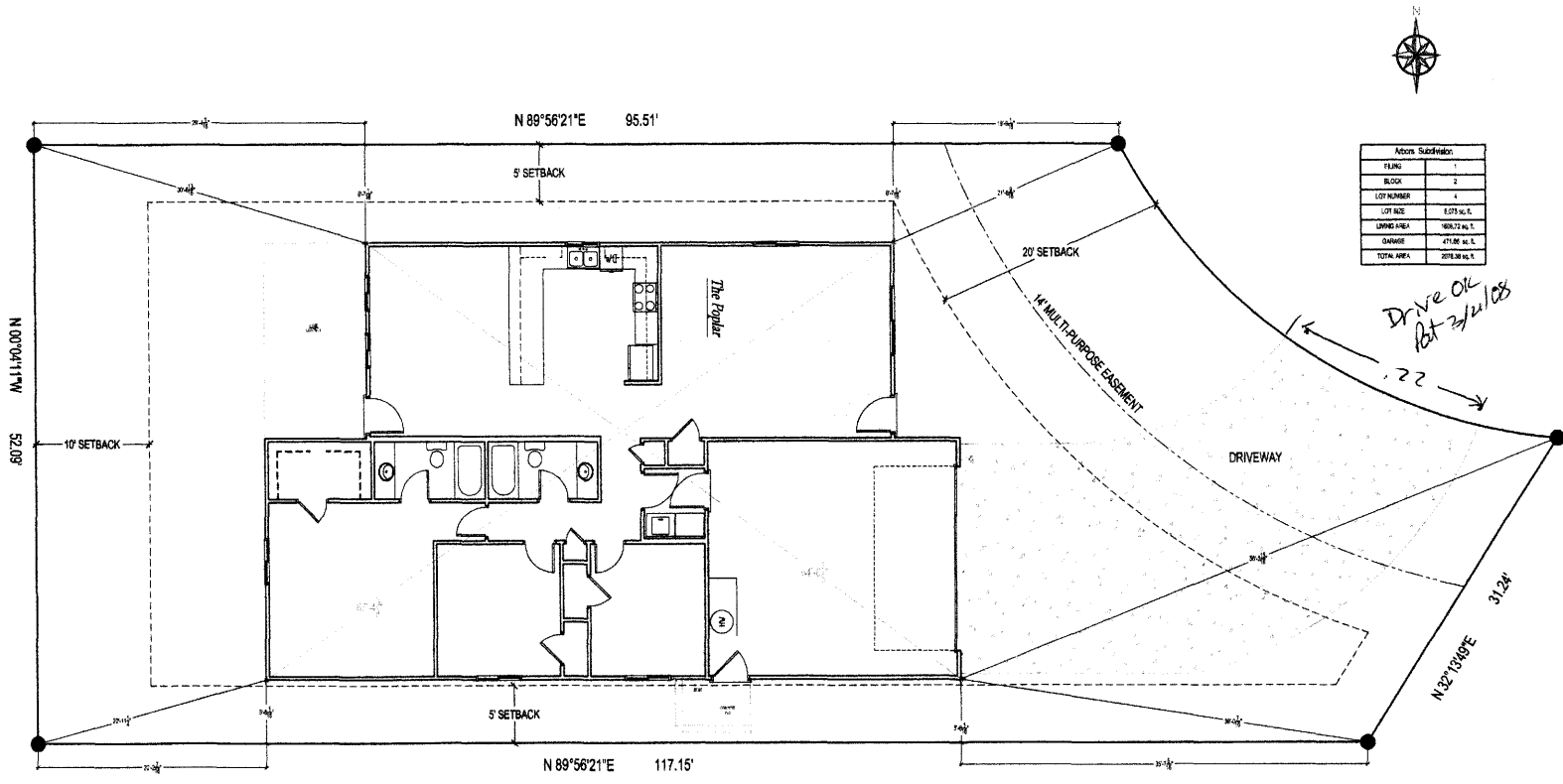
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 3/21/08  
 Department Approval PD [Signature] Date 3-25-08

Additional water and/or sewer tap fee(s) are required: <u>YES</u> NO	W/O No. <u>20952 (P@CGV)</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/25/08</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 PD *Bayless Henderson 325-08*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

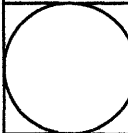


Acreage Subdivision	
TRANG	1
BLOCK	2
LOT NUMBER	1
LOT AREA	8,075 sq. ft.
LANDED AREA	180,72 sq. ft.
DRIVEWAY	471.80 sq. ft.
TOTAL AREA	207,80 sq. ft.

*Drive OK  
 RBT 3/21/08*



*The Poplar*  
 at 551 Acacia Ave - Bldg 2 - Lot 4  
 Sonshine II / Arbors - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: **ADT**  
 REV Date: **3/10/08**  
 Date: **3/3/08**  
 Scale: **1" = 5'**

**SITE PLAN**  
 Sheet **C1**