

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. \_\_\_\_\_

Building Address 553 ACACIA AVE  
 Parcel No. 2943-082-54-003  
 Subdivision ARBORS  
 Filing 1 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1425  
 Sq. Ft. of Lot / Parcel 4616  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1425  
 Height of Proposed Structure 17 FT

**OWNER INFORMATION:**

Name The Arbors at Grand Jet 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 SUNDAEE 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 <u>PD</u> (underlying zone = R-8)	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>15' house / 20' garage</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input 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>JAR</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).

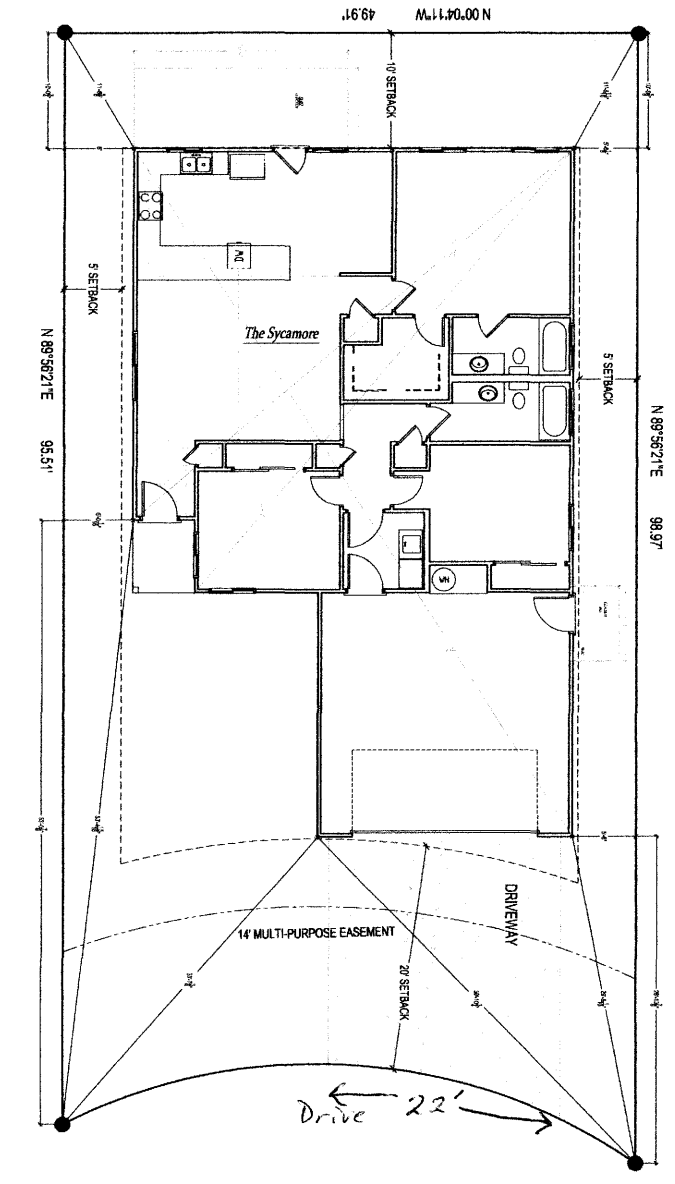
Applicant Signature Dany [Signature] Date 3-11-08

Department Approval JAR Pat Overlap Date 3/14/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20951 (Pd@LGW)</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 *JAR Pat Denley 3/14/08*  
 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.



NO.	REVISION	DATE	BY
1	ISSUED		
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		

<b>C1</b>	<b>SITE PLAN</b>	Scale: 1" = 5' Date: 3/7/08 Project: 3/8/08 Client: ADT	<h2 style="margin: 0;">The Sycamore</h2> <p style="margin: 0;">at 553 Acacia Ave - Blk 2 - Lot 3          Sunshine II / Arbors - Grand Junction, CO.</p>	<p style="font-size: small; margin: 0;">Advanced Drafting Technicians LLC          Drafting and Design          1600 South 9th Street, #203          Grand Junction, CO 81505          Phone (970) 243-8860 Fax (970) 243-4821          www.adtinc.com</p>
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