

FEE \$ 10
 TCP \$ 2554
 SIF \$ 460

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

BLDG PERMIT NO. _____

Building Address 554 Acacia AVE
 Parcel No. 2943-082-56-001
 Subdivision Arbors Building 1
 Filing 1 Block 4 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed ~~2097~~ 1897 sq ft
 Sq. Ft. of Lot / Parcel 6912 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~2097~~ 1897 sq ft
 Height of Proposed Structure 15' 4" C

OWNER INFORMATION:

Name Sonshine II construction & Dev
 Address 2350 G Road
 City / State / Zip GJ 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 INC
 Address 2350 G Road
 City / State / Zip GJ CO 81505
 Telephone 255-8853 (Greg x133)

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: AC pad can only encroach into side setback 3'

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 PD (R-8) Maximum coverage of lot by structures 70%
 SETBACKS: Front 15' GARAGE 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District D Driveway Location Approval WB Special Conditions _____
 (Engineer's Initials)

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 10/15/08
 Planning Approval [Signature] Date 10/17/08

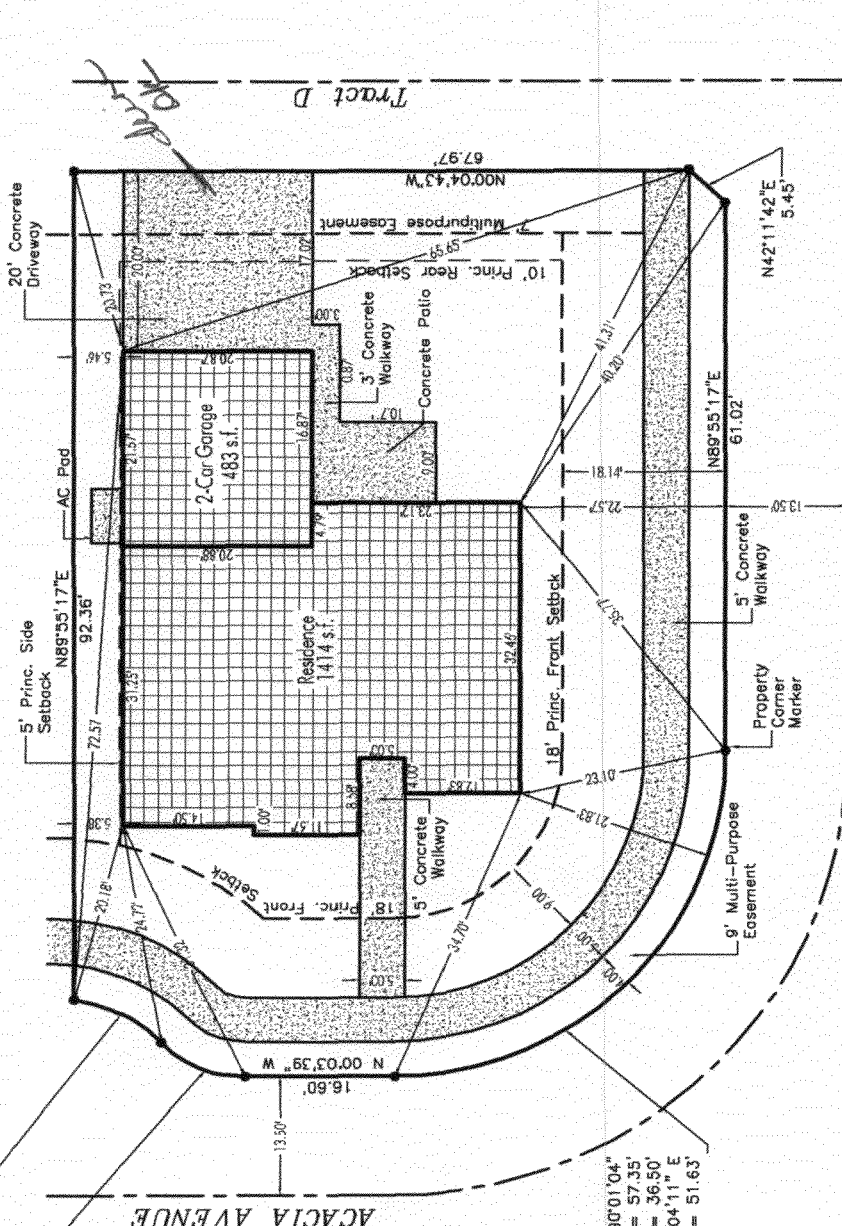
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21256
 Utility Accounting T. Beasley Date 10/17/08

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

$\Delta = 45^{\circ}34'23''$
 Length = 13.52'
 Radius = 17.00'
 Ch. Brg. = N $22^{\circ}43'33''$ E
 Ch. Length = 13.17'

$\Delta = 45^{\circ}34'23''$
 Length = 10.34'
 Radius = 13.00'
 Ch. Brg. = S $22^{\circ}43'33''$ W
 Ch. Length = 10.07'

$\Delta = 90^{\circ}01'04''$
 Length = 57.35'
 Radius = 36.50'
 Ch. Brg. = S $45^{\circ}04'11''$ E
 Ch. Length = 51.63'

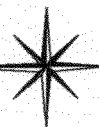


MAGNOLIA AVENUE

ACACIA AVENUE

Tract D

10-17-08
 ACCEPTED *[Signature]*
 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.



Graphic Scale
 Scale: 1" = 20'



APEX
 DESIGN AND DRAFTING
 546 Main Street, #404
 Grand Junction, CO 81501
 Phone: (970) 263-8372
 eFax: (303) 484-8429
 drafter@apexdrafting.biz