

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

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

BLDG PERMIT NO. _____

*Revised site plan
3/10/07*

Building Address 555 ACACIA AVE. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-082-00-030 Parcel Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1810 #
 Subdivision Azores 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 Azores 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 SUNDAKE 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> <u>20 Garage (R-8)</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>15'</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>WS</u> <u>bf</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).

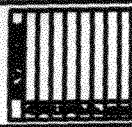
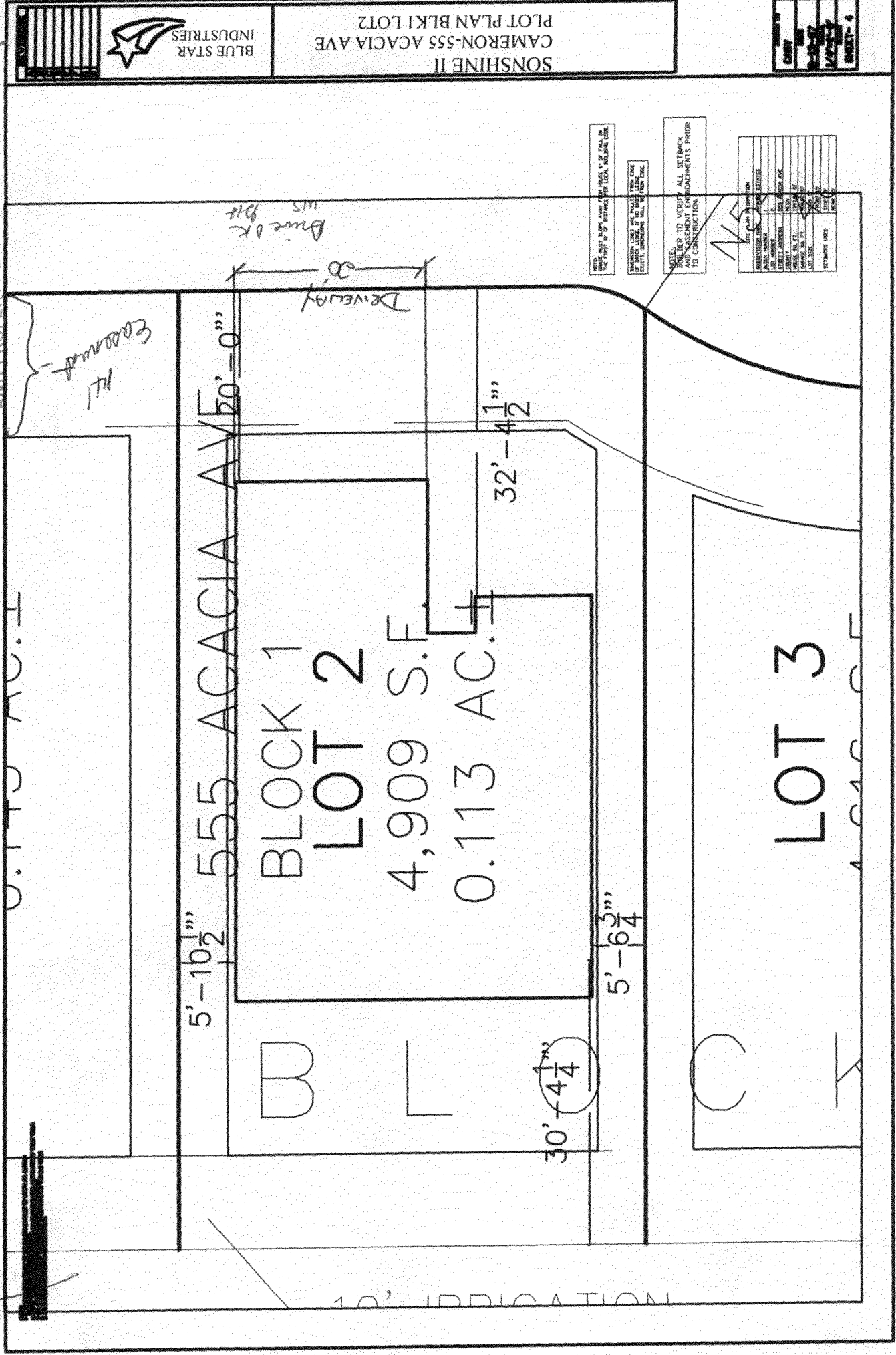
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature D J McKee Date 9/5/07
 Department Approval WS Gaylen Henderson 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>Pa @ CGV</u>
Utility Accounting <u>at</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 *WS* *Prof. Eng. License*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



BLUE STAR INDUSTRIES

SONSHINE II
 CAMERON-555 ACACIA AVE
 PLOT PLAN BLK I LOT 2

CITY OF
 2-28-22
 1/2" = 1' SCALE
 SHEET 4

SETBACKS MUST BE MAINTAINED FROM THE CENTERLINE OF ALL SETBACKS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

NOTES:
 1. OWNER TO VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION.

NO.	DATE	DESCRIPTION
1	2/28/22	PRELIMINARY SETBACKS
2	2/28/22	FINAL SETBACKS
3	2/28/22	FINAL SETBACKS
4	2/28/22	FINAL SETBACKS
5	2/28/22	FINAL SETBACKS
6	2/28/22	FINAL SETBACKS
7	2/28/22	FINAL SETBACKS
8	2/28/22	FINAL SETBACKS
9	2/28/22	FINAL SETBACKS
10	2/28/22	FINAL SETBACKS

10' Easement

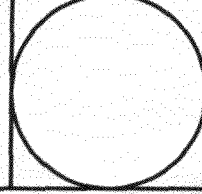
10' EASEMENT



Advanced Drafting Technicians LLC
 Drafting and Design
 1800 North 9th Street
 Grand Junction, CO 81501
 Phone (970) 243-6588 Fax (970) 243-4521
 www.adtinc.com

Sonshine II / Arbors - Grand Junction, CO
 at 555 Acacia Ave - Blk 3 - Lot 2

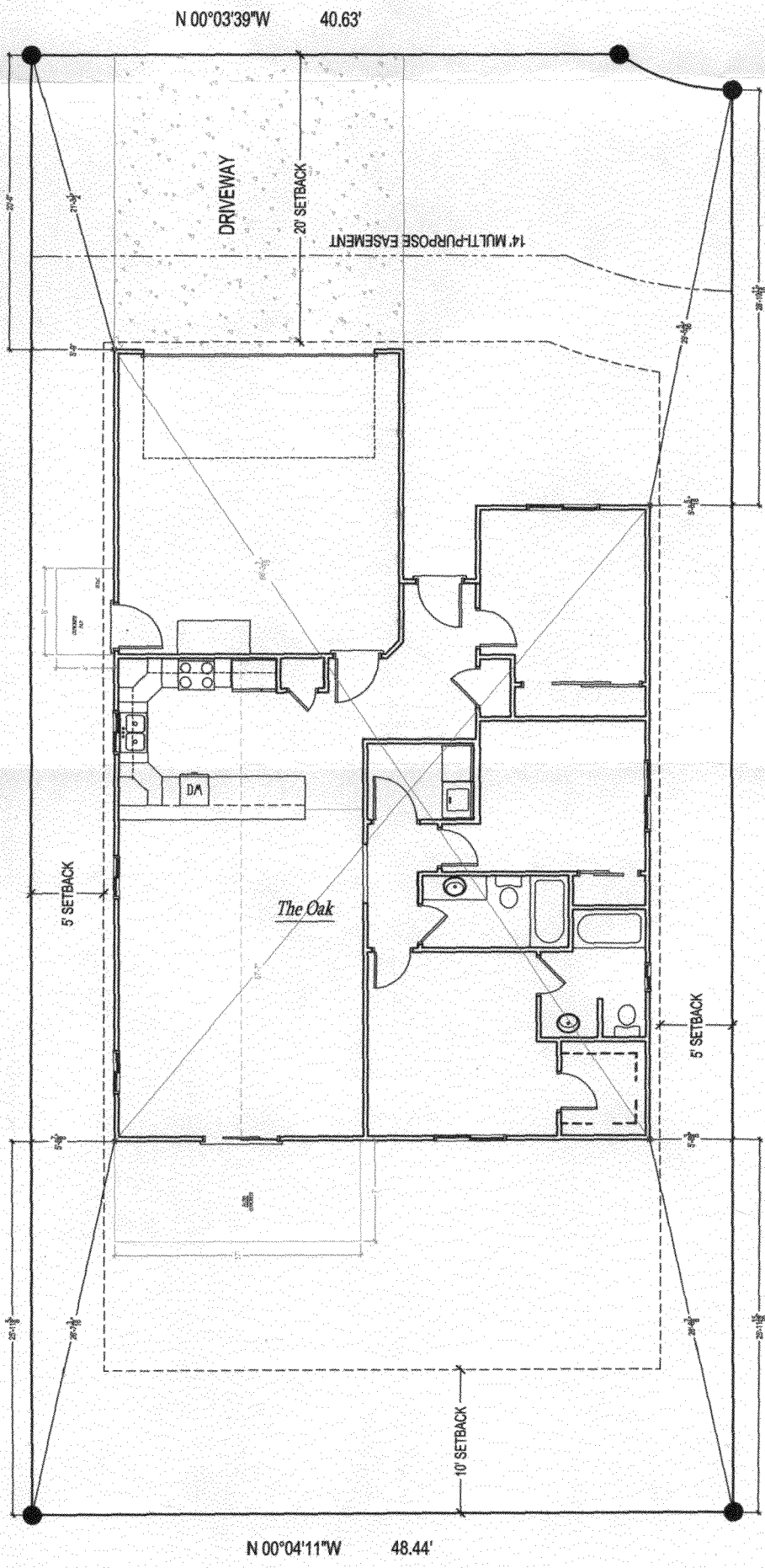
The Oak



Revisions	
A	
B	
C	
D	
E	

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

SHEET
 SITE PLAN
C1



Always Submission	
PERM	1
BLOCK	2
LOT NUMBER	2
LOT SIZE	4,889 sq. ft.
LIVING AREA	1,620 sq. ft.
GARAGE	474 sq. ft.
TOTAL AREA	1,564 sq. ft.

Accepted for Developer 3/10/08
 ACCEPTED FOR DEVELOPER
 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.