

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. J

122155-71642

Building Address 551 3/4 Acacia Ave HOA No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-082-53-000 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2004  
 Subdivision Arbors Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 1 Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name The Arbors @ Grand 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): Pump House

**APPLICANT INFORMATION:**

Name Sundance Properties Inc  
 Address 2350 "G" Road  
 City / State / Zip Grand Jct. Co. 81505  
 Telephone 2558853

**\*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>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side _____ from PL      Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District _____	Driveway Location Approval _____	<u>pump house only</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).

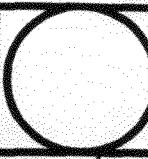
Applicant Signature [Signature] Date 6-23-08  
 Department Approval Gayleen Henderson Date 6-23-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Marshall Coe</u>		Date <u>6/23/08</u>

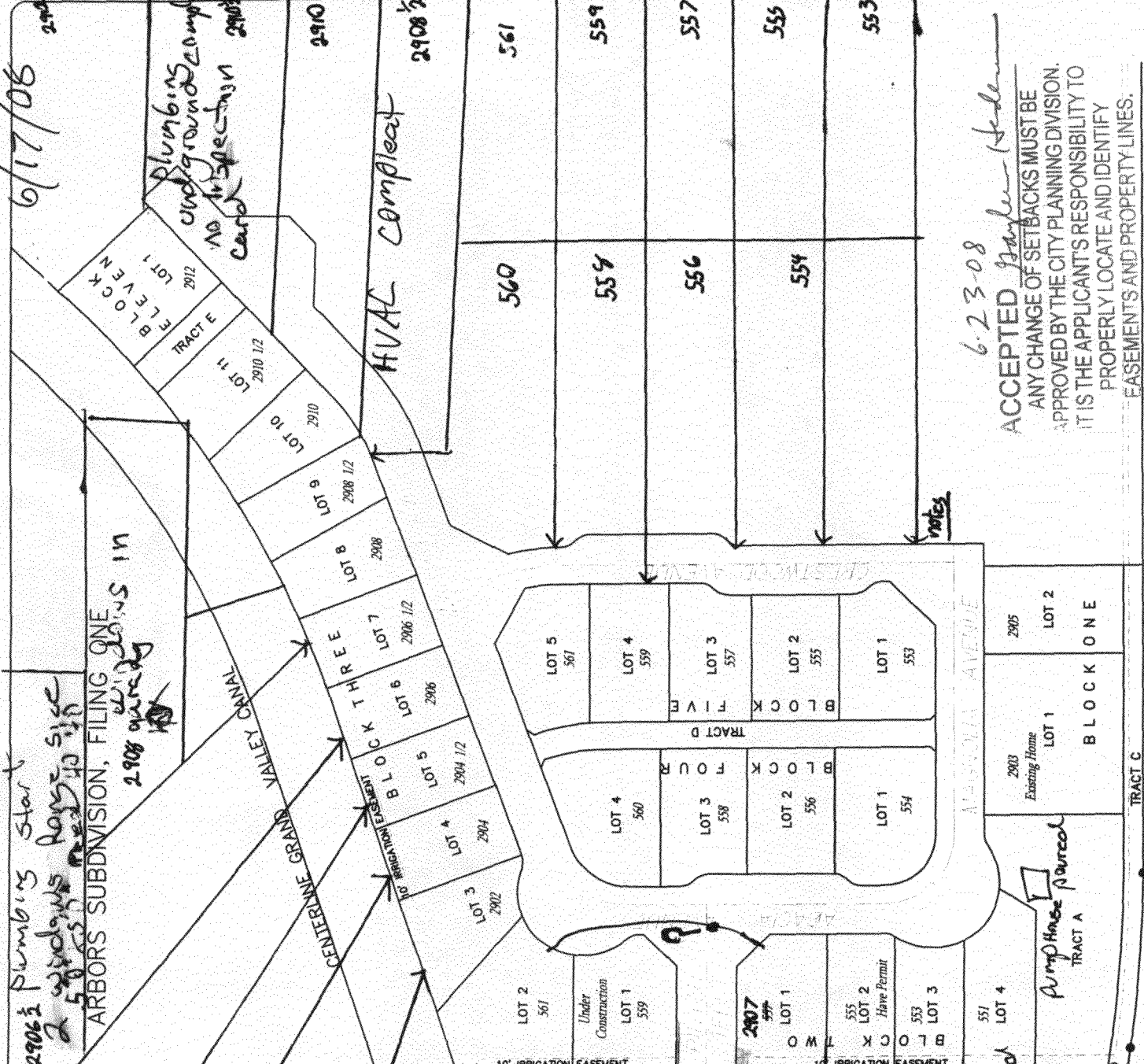
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)



Arbor - Filing One  
Grand Junction, CO.



Revisions	A	
	B	
	C	
	D	
	E	
	F	
	G	
	H	
	I	
	J	
	K	
	L	
ADT	2/10/08	1/29/08
Plat	NTS	



2906 Plumbing in garage  
Insulation for tubs  
Flat work done

2904 1/2 Dry wall  
Plat work push out  
Diag. - perl done

2902 Doors Dilivered  
orange perl done

561 Trim start  
Bolt-on window  
in Kitchen  
Dill Bitt  
applies in garage

559 Paint finished  
Advances in garage  
DW Hood \$49

555 HURTY  
+ need  
Plumbing electrical

553 Gravel in slab  
Ready plumbing underground  
More gravel  
Gravel truck

2907 1/2  
2908 1/2  
2908 1/2

2906 1/2  
2906 1/2  
2906 1/2  
2906 1/2  
2906 1/2

2904 1/2  
2904 1/2  
2904 1/2  
2904 1/2  
2904 1/2

2905 1/2  
2905 1/2  
2905 1/2  
2905 1/2  
2905 1/2

2903 Existing Home  
LOT 1  
BLOCK ONE

2905 LOT 2  
BLOCK ONE

2904 1/2  
2904 1/2  
2904 1/2  
2904 1/2  
2904 1/2

2903 LOT 1  
BLOCK ONE

2905 LOT 2  
BLOCK ONE

2906 1/2  
2906 1/2  
2906 1/2  
2906 1/2  
2906 1/2

2904 1/2  
2904 1/2  
2904 1/2  
2904 1/2  
2904 1/2

2905 1/2  
2905 1/2  
2905 1/2  
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2906 1/2  
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2904 1/2  
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2905 1/2  
2905 1/2  
2905 1/2  
2905 1/2  
2905 1/2

2903 Existing Home  
LOT 1  
BLOCK ONE

2905 LOT 2  
BLOCK ONE

6.23-08  
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.

ORCHARD AVENUE