

FEE \$ <u>10.00</u>
TCP \$ <u>2554.00</u>
SIF \$ <u>460.00</u>

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 556 Acacia Ave
Parcel No. 2943-082-56-002
Subdivision Arbors
Filing 1 Block 4 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1823
Sq. Ft. of Lot / Parcel 5780.18 0.133 Acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1823
Height of Proposed Structure 16' 7"

OWNER INFORMATION:

Name Sunshine 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 Sunshine II construction & Dev
Address 2350 G Road
City / State / Zip GJ CO 81505
Telephone 255 8853 (Greg x 133)

***TYPE OF HOME PROPOSED:**

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

NOTES: Single Family

PAID

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. **SEP 30 2008**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u> (<u>underlying R2</u>)	Maximum coverage of lot by structures <u>per plot</u>
SETBACKS: Front <u>15'</u> from property line (PL) (<u>20' on garage</u>)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL (<u>N/A on garage</u>)	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>14' MPE required, garage REAR setback should be 20'</u>
Voting District <u>"D"</u> Driveway Location Approval <u>GH</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).

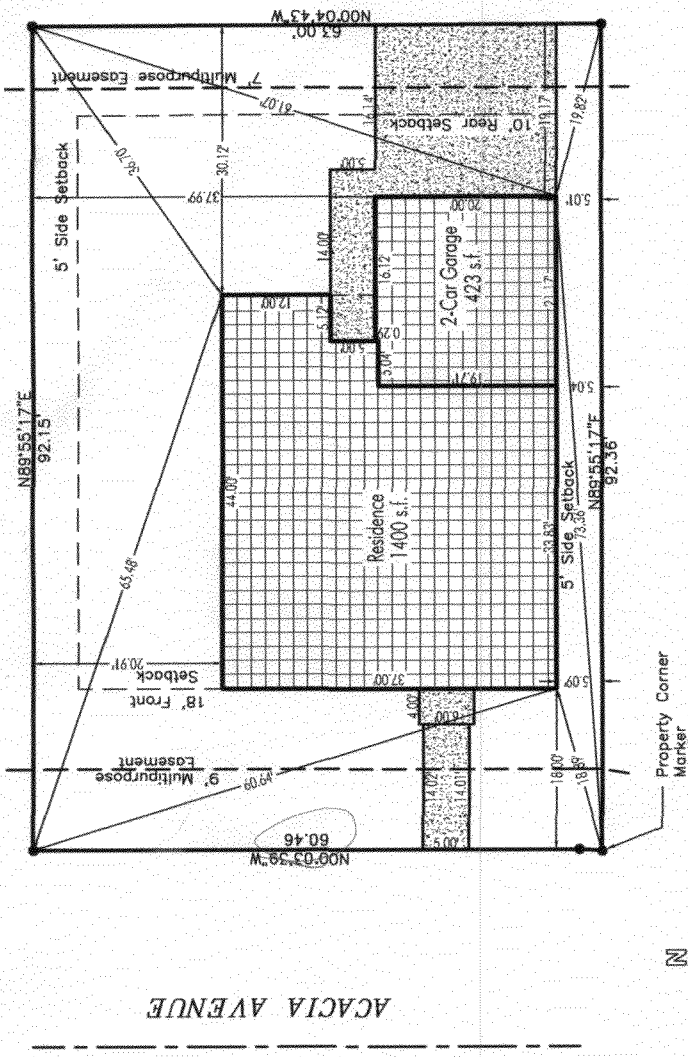
Applicant Signature [Signature] Date 9/17/08
Department Approval GH [Signature] Date 9-18-08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21212

Utility Accounting [Signature] Date 9/29/08

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 *Angela Anderson*
 9-18-08
 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.



Angela Anderson
 Approved OK