

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 558 ACACIA Ave
 Parcel No. 2943-082-56-003
 Subdivision The Arbor At Grand Junction
 Filing 1 Block 4 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1414
 Sq. Ft. of Lot / Parcel 6023
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2097 35
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name The Arbors At Grand Junction LLC
 Address 2350 G Road
 City / State / Zip Grand Junction 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 LLC
 Address 2350 G Road
 City / State / Zip Grand Junction CO 81505
 Telephone 970 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 <u>70%</u>
SETBACKS: Front <u>principal 15' garage 20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10'</u> from PL <u>N/A garage</u>	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u> <u>principal</u>	Special Conditions _____
Voting District <u>D</u>	Driveway Location Approval <u>JAP</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).

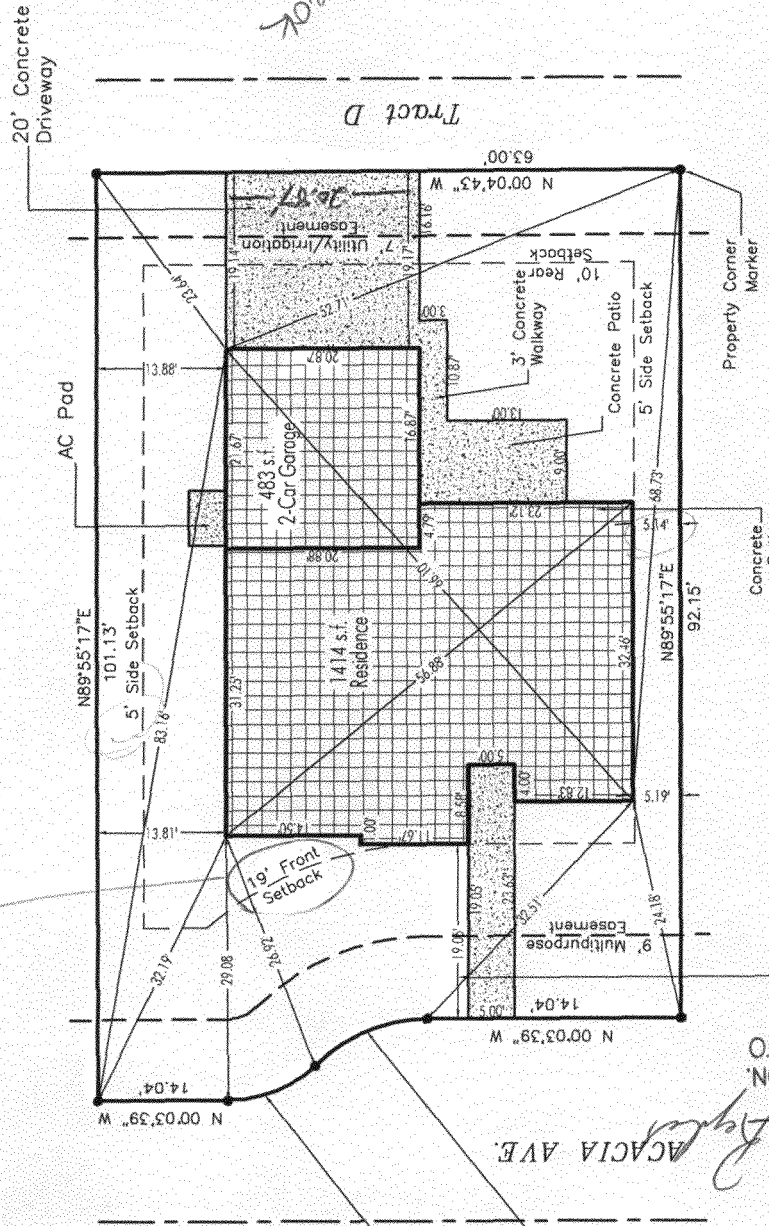
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Danny Jimenez Date 5/30/08
 Department Approval JAP Lydia Regalado Date 6/6/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Tap # 3597</u>
Utility Accounting <u>DMC</u>	Date <u>6/19/08</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)

Check

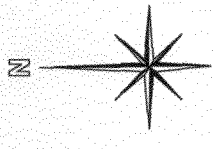


ACCEPTED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ACACIA AVE.

$\Delta = 45^{\circ}34'23''$
 Length = 10.34'
 Radius = 13.00'
 Ch. Brg. = S 22°50'50" E
 Ch. Length = 10.07'

$\Delta = 45^{\circ}34'23''$
 Length = 13.52'
 Radius = 17.00'
 Ch. Brg. = N 22°50'50" W
 Ch. Length = 13.17'



Graphic Scale
Scale: 1" = 20'



APEX
DESIGN AND DRAFTING

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