

FEE \$ 10⁰⁰
 TCP \$ 2554⁰⁰
 SIF \$ 460⁰⁰

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 560 Acacia Ave
 Parcel No. 2943-082-56-004
 Subdivision Arbors Sub
 Filing 1 Block 4 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed ~~1947.67~~
 Sq. Ft. of Lot / Parcel 7061 sq
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1997.67
 Height of Proposed Structure 16' 7"

OWNER INFORMATION:

Name Sonshine II construction & Dev
 Address 2350 G Road
 City / State / Zip CO Co 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Sondance properties
 Address 2350 G Road
 City / State / Zip CO Co 81505
 Telephone 2558853 (Greg x 133)

*TYPE OF HOME PROPOSED:

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

NOTES: Not in Floodplain

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 PD Maximum coverage of lot by structures 35%
 SETBACKS: Front 15' 20' For garage from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement 2 PAID
 Maximum Height of Structure(s) _____ Special Conditions OCT 14 2008
 Voting District D Driveway Location Approval PD
 (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 10/9/08
 Department Approval PD C McKee Date 10/10/08

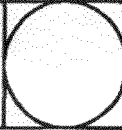
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 2048

Utility Accounting [Signature] Date 10/14/08

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)



560 Acacia Ave
 Sonoma II/Arbor
 Grand Junction, CO



Revisions	
1	
2	
3	
4	
5	
6	

ADT	
Drawn By	10/7/08
Checked By	10/7/08
Scale	1" = 5'

SITE PLAN
 C1

