

FEE \$ <u>10.00</u>
TCP \$ <u>1589.00</u>
SIF \$ <u>460.00</u>

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

BLDG PERMIT NO. _____

Building Address 561 Acacia Ave
 Parcel No. 2943-082-55-002
 Subdivision ARBORS
 Filing 1 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1614
 Sq. Ft. of Lot / Parcel 8230
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2074
 Height of Proposed Structure 17'

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
 Address 2350 G. Road
 City / State / Zip GJ 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 PD (underlying zone R-8) Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 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).

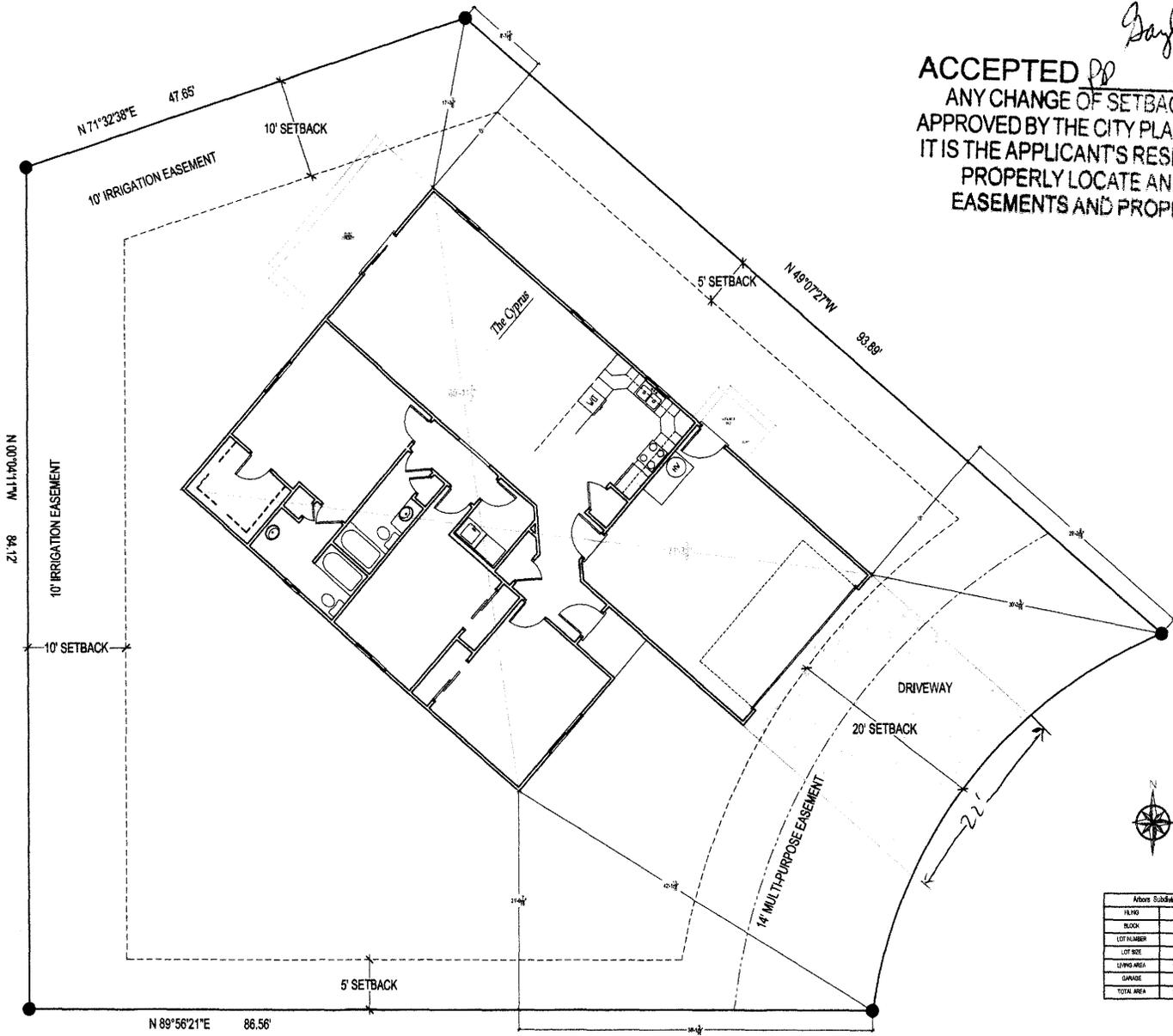
Applicant Signature [Signature] Date 3-25-08

Department Approval PD [Signature] Date 3-25-08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20953 (Pd Cal Gr.)

Utility Accounting [Signature] Date 3/25/08

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)



Bayley 3-25-08
Henderson

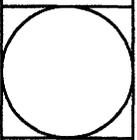
ACCEPTED PD
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Arbors Subdivision	
BLK#	1
BLOCK	1
LOT NUMBER	2
LOT SIZE	8,250 sq. ft.
LENDING AREA	18,750 sq. ft.
SHARPE	48,525 sq. ft.
TOTAL AREA	75,525 sq. ft.



The Cyprus
 at 561 Acacia Ave - Bldg 3 - Lot 2
 Sonshine II / Arbors - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

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

SITE PLAN

Sheet **C1**