

FEE \$	10.00
TCP	2554.00
SIF	460.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 553 Crestwood Ave No. of Existing Bldgs 0 No. Proposed 01
 Parcel No. 2943-082-57-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1706.08
 Subdivision Aubors Sq. Ft. of Lot / Parcel 6255
 Filing 1 Block 5 Lot 1
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1706.08
 Height of Proposed Structure 16'1"

OWNER INFORMATION:

Name Sunshine II construction & Dev
 Address 2350 G Road
 City / State / Zip Ga Co 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sundancex properties INC.
 Address 2350 G Road
 City / State / Zip Ga Co 81505
 Telephone 255-8853 (Greg x 133)

***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 PLANNING STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front 15' 20' for garage from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) _____ Parking Requirement PAID 20CT 09 2008
 Voting District D Driveway Location Approval _____ Special Conditions TB
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 10/7/08
 Planning Approval [Signature] Date 10/9/08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>21239</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/9/08</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

