

FEE \$	10
TCP \$	2554
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 557 CRESTWOOD
 Parcel No. 2943-082-57-003
 Subdivision The Arbors At Grand Junction
 Filing 1 Block 5 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1897
 Sq. Ft. of Lot / Parcel 5825 32^{sq}
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1897
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name Sundance Properties Inc LLC
 Address 2350 G ROAD
 City / State / Zip Grand Jct, 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 CONSTR
 Address 2350 G ROAD
 City / State / Zip Grand Jct 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 <u>PD</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>15</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	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>RA</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).

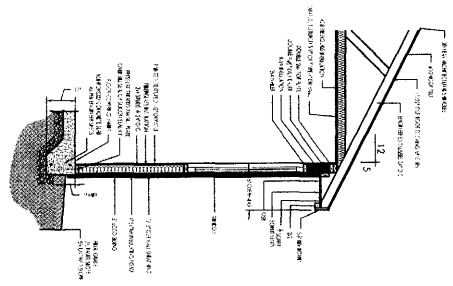
Applicant Signature [Signature] Date 7-9-08
 Department Approval [Signature] Date 7/11/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>pd @ 667</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/7/08</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)

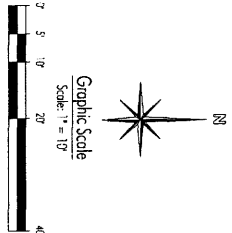
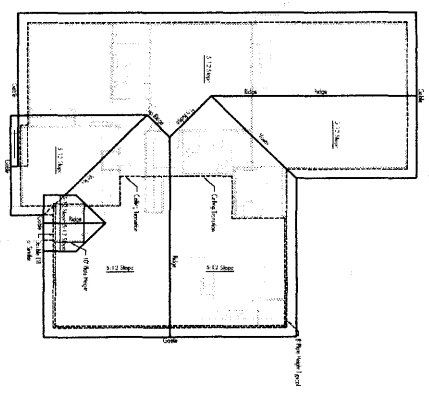
TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"

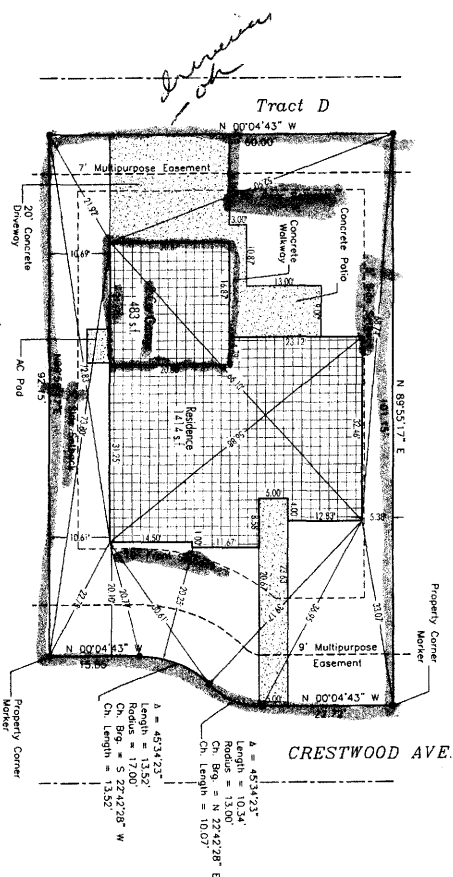


ROOF PLAN

SCALE: 1/8" = 1'-0"



ACCEPTED *PH. Lyb. Raw*
 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.



Site Area Calculations	
Property Boundary =	8225 Sq. Ft.
Building Footprint =	3363 Sq. Ft.
Building Foot Print =	1866 Sq. Ft.
Living Space =	1414 Sq. Ft.
Garage Space =	683 Sq. Ft.
Driveway/Walk/Patio =	747 Sq. Ft.

SITE PLAN

SCALE: 1" = 10'-0"

Designed By: Blue Star Industries, LLC
 File Name: 2008/Blue.../557 Crest...
 Date: 6/27/08
 Scale: As Noted
 Drawings By: S.J.W.

557 Crestwood Ave.
 The Chestnut
 Lot No. 3, Block No. 5, Arbores Subdivision
 Grand Junction, Colorado
 Contact: Blue Star Ind.: 970-255-0883

546 Main Street, #404
 Grand Junction, CO 81505
 Phone: (970) 263-4372
 Fax: (303) 484-6429
APEX
 DESIGN AND DRAFTING drafter@apexdrafting.biz

Blue Star
 INDUSTRIES, LLC
 1000 W. MAIN ST., SUITE 200, GRAND JUNCTION, CO 81505
 PHONE: 970-255-0883

THESE DRAWINGS, FOR THIS DESIGN, HAVE BEEN DEVELOPED AND ISSUED WITHOUT KNOWLEDGE OR REFERENCE TO A SPECIFIC BUILDING SITE. THEREFORE, SUPPLEMENTAL TO THESE DOCUMENTS IS THE OWNER'S RESPONSIBILITY TO CONFIRM DIMENSIONS AND CONSULT WITH APPROPRIATE ENGINEERS AND OTHER BUILDING PROFESSIONALS TO COMPLY WITH LOCAL BUILDING CODES AND SITE SPECIFIC REQUIREMENTS.