

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 561 crestwood Ave
 Parcel No. 2943-042-57-005
 Subdivision Arbors
 Filing 1 Block 5 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1700.55
 Sq. Ft. of Lot / Parcel 6017
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1700.55
 Height of Proposed Structure 16' 10"

OWNER INFORMATION:

Name Sunshine II construction Dev
 Address 2350 G Road
 City / State / Zip GW 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 Inc.
 Address 2350 G Road
 City / State / Zip GT CO 81505
 Telephone 255-8853 (Greg x133)

***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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15</u> <u>20' GARAGE</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>
Voting District <u>D</u> Driveway Location Approval <u>DH</u> (Engineer's Initials)	Special Conditions _____

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 10-8-08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21238</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)

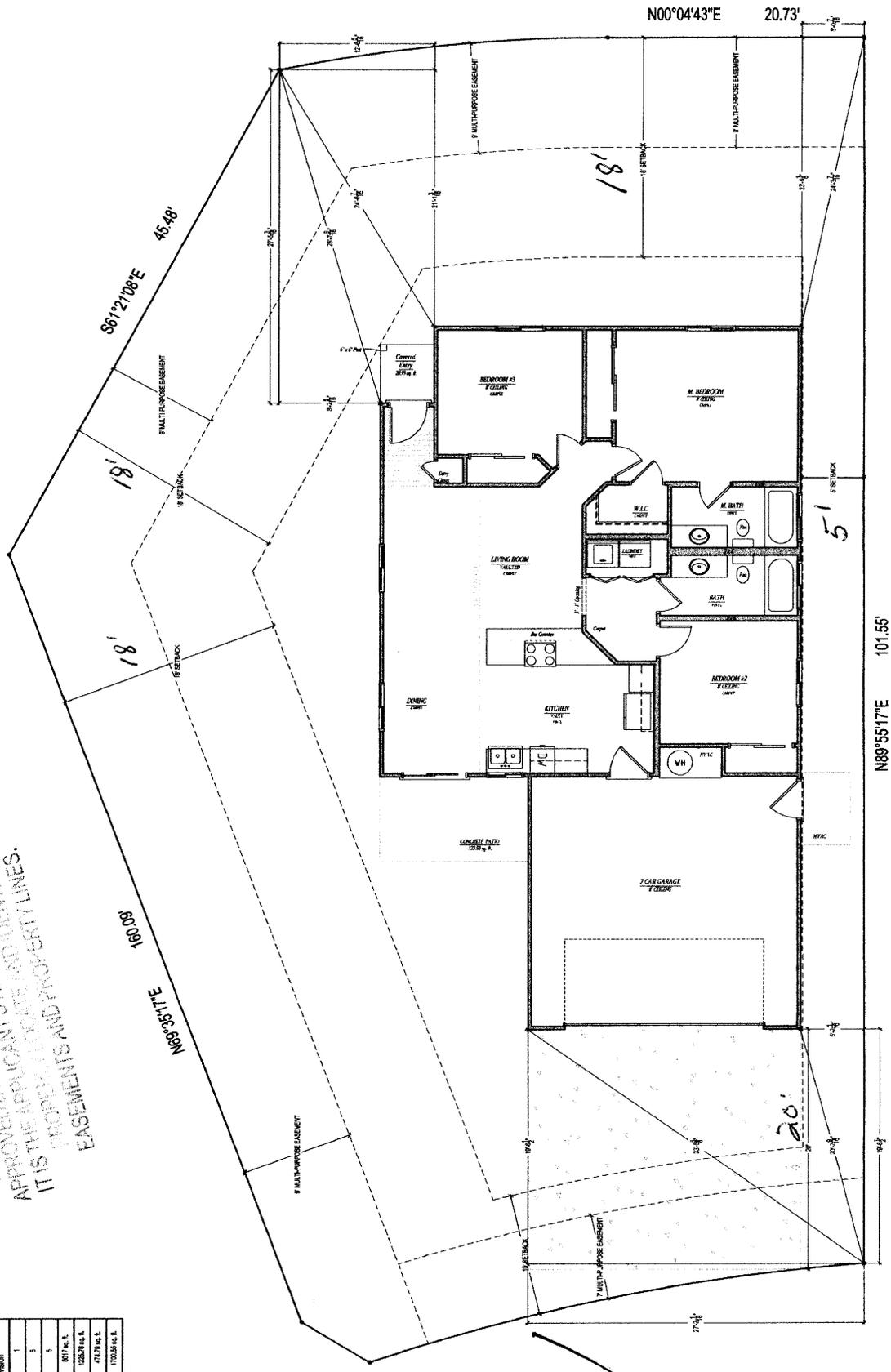
10-8-08

Gaylen Hendon

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



Arrows Subdivision	
FRAC	1
BLOCK	5
LOT NUMBER	5
LOT SIZE	817 sq. ft.
DRIVING AREA	122,716 sq. ft.
GARAGE	47,716 sq. ft.
TOTAL AREA	123,533 sq. ft.



*Approved OK
Gaylen Hendon*