

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 2905 Magnolia
 Parcel No. 2943-082-53-002
 Subdivision Arbors at Magnolia I
 Filing 1 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2074.38
 Sq. Ft. of Lot / Parcel 6463
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2074.38 32%
 Height of Proposed Structure 17' 10"

OWNER INFORMATION:

Name Sunshine II construction & Dev
 Address 2350 G Road
 City / State / Zip GJ 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 GJ 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 7070
 SETBACKS: Front 15' 20' 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) 35' Parking Requirement 2
 Voting District D Driveway Location Approval PD Special Conditions _____
 (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 PD [Signature] Date 10/16/08

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21257

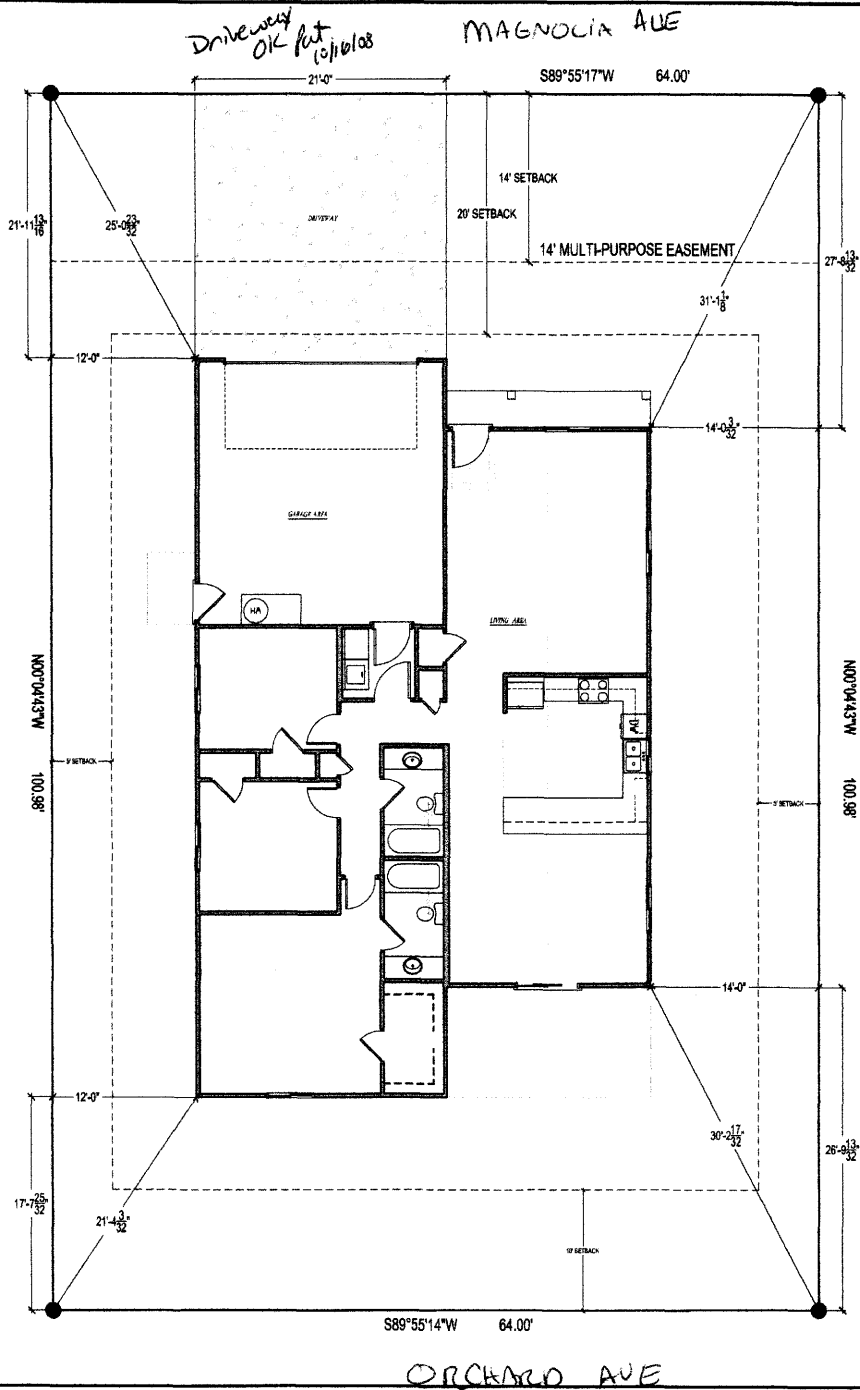
Utility Accounting [Signature] Date 10/20/08

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)

ACCEPTED PO *L. L. Reynolds* 10/16/08
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND PAY ALL FEES.



Arbors Subdivision	
FILING	1
BLOCK	1
LOT NUMBER	2
LOT SIZE	6,463 sq. ft.
LIVING AREA	1606.72 sq. ft.
GARAGE	471.66 sq. ft.
TOTAL AREA	2078.38 sq. ft.



2905 Magnolia
 Sonstame II - Arbors Subdivision
 Grand Junction, CO



Revisions	
A	
B	
C	
D	
E	

Drawn By: ADT
 Date: 10/3/08
 Date: 10/3/08
 Scale: ??" = 1'

SITE PLAN
 Sheet: C1