

FEE \$	10 <sup>-</sup>
TCP \$	1589 <sup>-</sup>
SIF \$	460 <sup>-</sup>

BLDG PERMIT NO. \_\_\_\_\_

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

Building Address 2907 Pinyon Ave  
 Parcel No. 2943-082-54-001  
 Subdivision ARBORS  
 Filing 1 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1218  
 Sq. Ft. of Lot / Parcel 6316  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1698  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name The Arbors At Grand Junction LLC  
 Address 2350 G. Road  
 City / State / Zip Grand Junction, CO 81501

**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 G.J CO. 81501  
 Telephone 970 2558853

**\*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 (underlying zone R4F-8)</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</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	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>D</u>	Driveway Location Approval <u>PD</u> (Engineer's Initials)

**PAID**

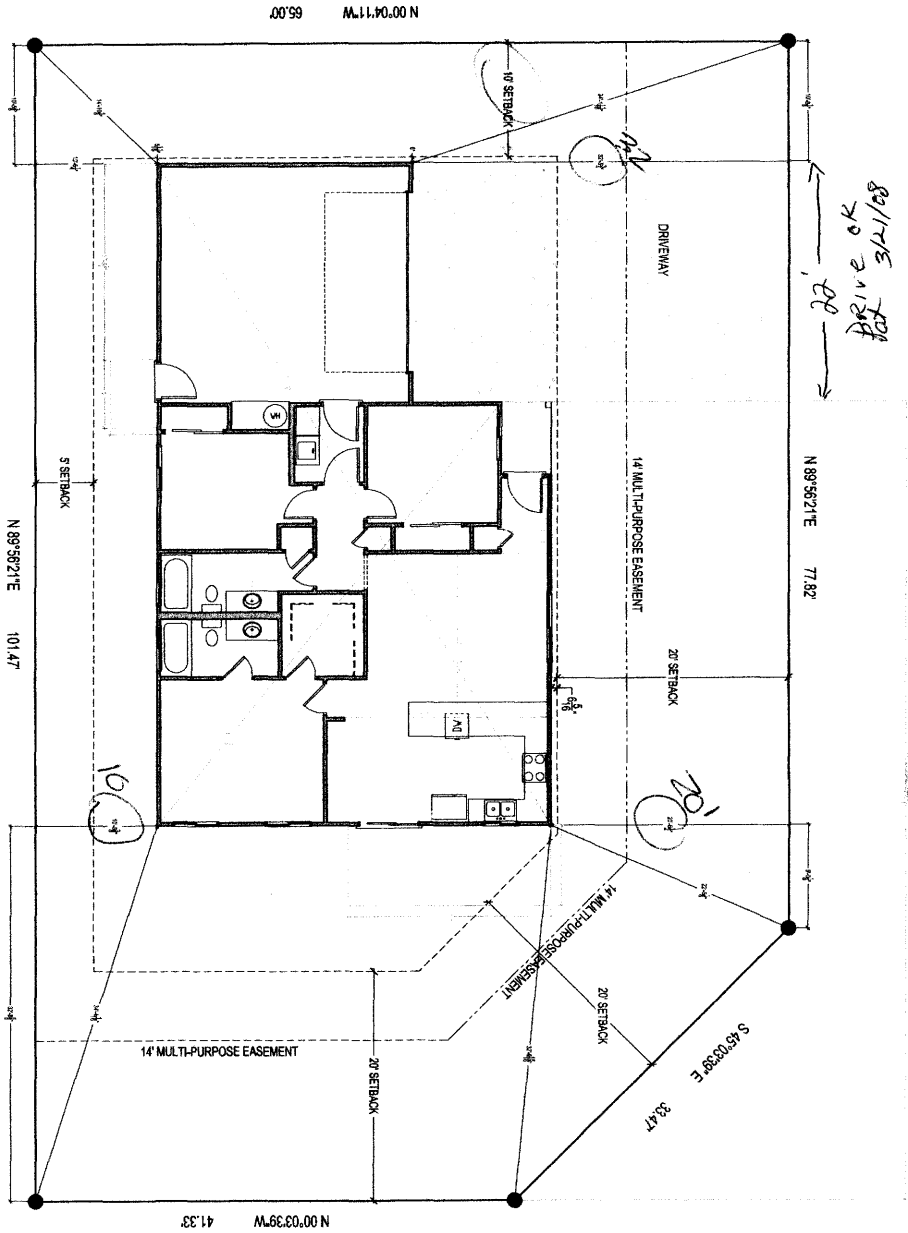
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3-20-08  
 Department Approval PD Judith A. [Signature] Date 3/27/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>PD at 064</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/27/08</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)



ARRIVE OK  
LOT 3/11/08

168 FLOWLINE

ACCEPTED *per Judith Pea*  
 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.

Room	Number	Area
Living Room	1	1,200
Bedroom	2	1,000
Bath	1	500
Kitchen	1	800
Hall	1	300
Garage	1	1,000
Deck	1	200
Staircase	1	100
Other	1	100
<b>TOTAL AREA</b>		<b>6,200</b>



<b>C1</b>	<b>SITE PLAN</b> Scale: 1" = 5' Date: 3/3/08 Plot No: 3/18/08 Drawn by: ADT	<b>The Maple</b> 2907 Pinyon Street - Blk 2 - Lot 1 Sunshine II / Arbors - Grand Junction, CO.	 Advanced Drafting Technicians LLC Drafting and Design <small>1000 North 200 West P.O. Box 1000          Grand Junction CO 81501          Phone (970) 243-8400 Fax (970) 243-8521          www.adtdrafting.com</small>
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