

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2902 Walnut Ave
 Parcel No. 2943-082-55-003
 Subdivision Arbors
 Filing 1 Block 3 Lot 3

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2 Sq. Ft. Proposed 1421
 Sq. Ft. of Lot / Parcel 5441
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1842
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name The Arbors of Grand Junction LLC.
 Address 2350 G. Road
 City / State / Zip Grand Junction, 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 Grand Jct. CO. 81501
 Telephone 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>FD</u>	Maximum coverage of lot by structures <u>per plan</u>
SETBACKS: Front <u>principal 15, garage 20'</u> from property line (PL)	- NOT in flood plain area
Side <u>5</u> from PL Rear <u>10'</u> from PL	- Permanent Foundation Required: YES <u>X</u> NO _____
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>D</u> Driveway Location Approval <u>JOR</u> (Engineer's Initials)	Special Conditions _____

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 Darryl Jimenez Date 4-8-08
 Department Approval JAYLEN HENDERSON Date 4-10-08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>CGV #3589</u>
Utility Accounting	Date <u>4/10/08</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)

