

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

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

Building Address 2904 Walnut Ave  
 Parcel No. 2943-082-55-004  
 Subdivision ARBORS  
 Filing 1 Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1218  
 Sq. Ft. of Lot / Parcel 5161  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1703  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name The Arbor at Grand Junction 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 Sundance Properties  
 Address 2350 G. Road  
 City / State / Zip G.J. CO. 81505  
 Telephone 255-8953

\*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 PD  
 --Maximum coverage of lot by structures per plan  
 --not in flood plain area  
 -- Permanent Foundation Required: YES  NO   
 SETBACKS: Front principal 15, garage 20' from property line (PL)  
 Side 5 from PL Rear 10 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District D Driveway \_\_\_\_\_  
 Location Approval JRP \_\_\_\_\_  
 (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 4-8-08  
 Department Approval [Signature] 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>CV #3540</u>
Utility Accounting	[Signature]		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)

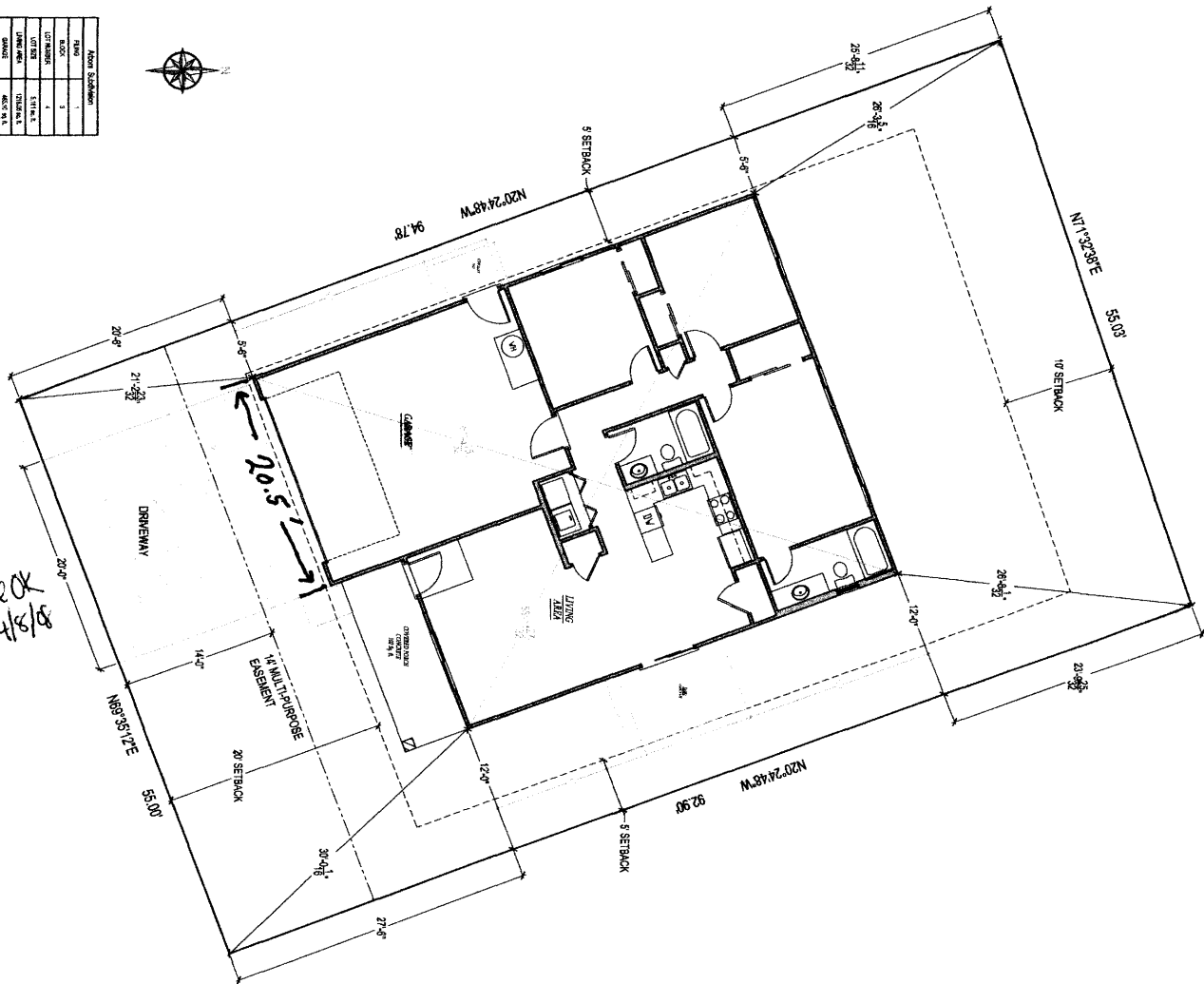
4-10-08

*Gayle Henden*


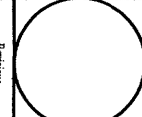
ACCEPTED *JHR*

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.

KNOWN SUBDIVISION	
TRACT	1
BLK	3
LOT NUMBER	4
OWNER	STELLA
ADDRESS	4000 W. A.
CITY	GRAND JUNCTION, CO.



*Duneck 4/15/08*

C1	SITE PLAN	 <b>ADT</b> Advanced Drafting Technicians LLC Drafting and Design <small>1600 North 4th Street #222          Grand Junction CO 81505          Phone (970) 243-8888 Fax (970) 243-1821          www.adtdesign.com</small>
	1" = 5'	
	3/27/08	
	3/31/08	
	ADT	
Kitchens		
<b>Mountain Ash</b> 2904 Walnut Ave. - blk 3 - lot 4 Sunshine II / Arbors - Grand Junction, CO.		