

FEE \$	10-
TCP \$	1589-
SIF \$	400-

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

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

Building Address 2906 Walnut Ave

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-082-55-006

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1218

Subdivision ARBORS

Sq. Ft. of Lot / Parcel 4955

Filing 1 Block 3 Lot 6

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1698

Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name The Arbors AT Grand Jet LLC.

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

Address 2350 G. Road

City / State / Zip Grand Jet CO 81505

**APPLICANT INFORMATION:**

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

Name Sundance Properties Inc

Address 2350 G. Road

City / State / Zip Grand Jet CO, 81505

NOTES: \_\_\_\_\_

Telephone 255-8853

**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 (R-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 <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u> <b>PAID</b>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>PD</u> (Engineer's Initials)	<b>TB</b>

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 4-14-08

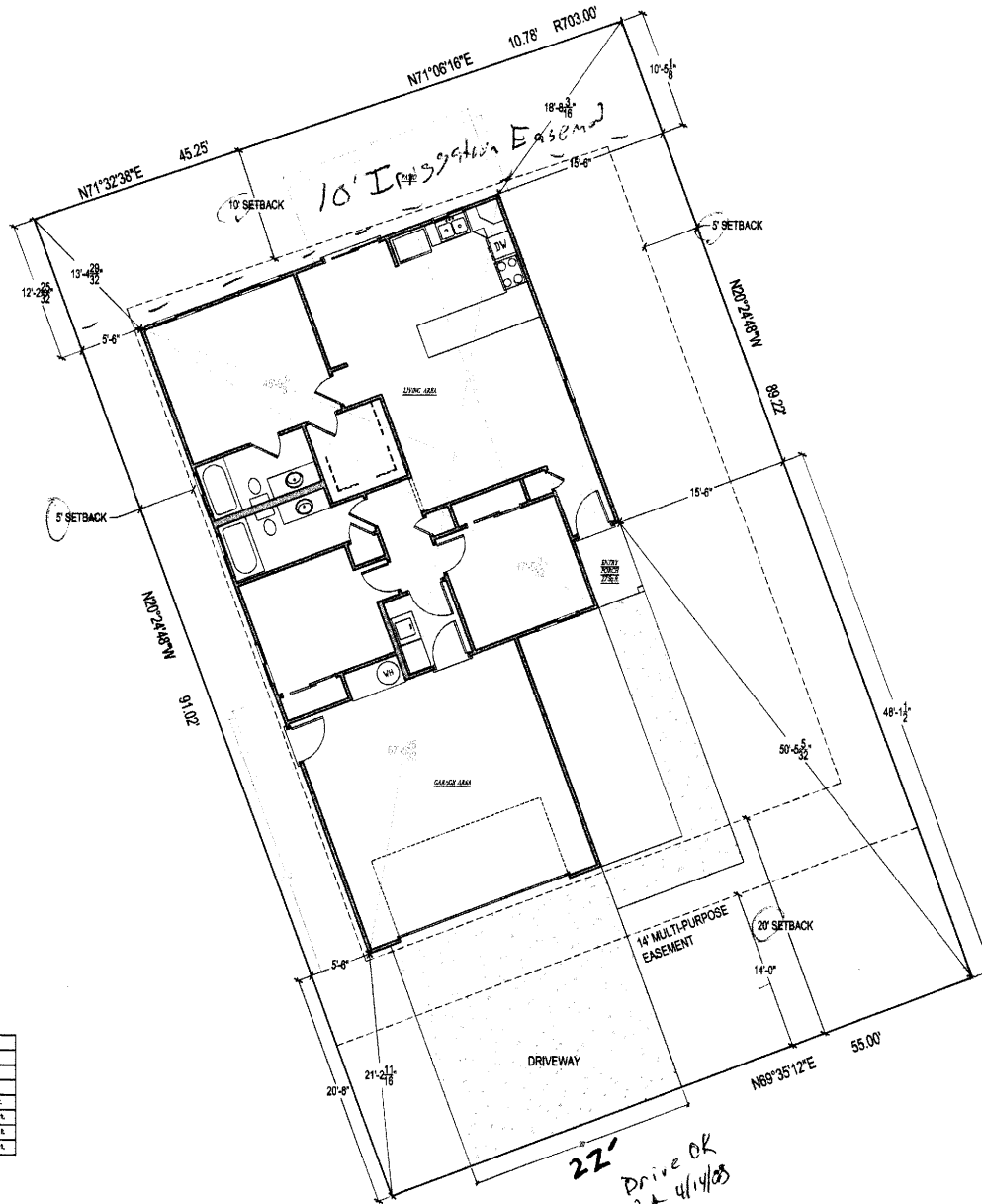
Department Approval [Signature] Date 4/17/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PD (GUSD)</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/23/08</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)

4-23-08

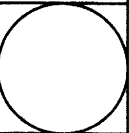
ACCEPTED *Per [Signature]*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 EASEMENTS AND PROPERTY LINES.



Arbors Subdivision	
PLNG	1
BLOCK	3
LOT NUMBER	6
LOT SIZE	4.88 AC. P.
LIVING AREA	2716 SQ. FT.
GARAGE	680 SQ. FT.
TOTAL AREA	1087 SQ. FT.



The Maple  
 2906 Walnut Ave. - bldg - lot 6  
 Sonsfine II / Arbors - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: ADT  
 REF. Date: 4/1/08  
 Date: 3/27/08  
 Scale: 1" = 5'

SITE PLAN  
 Sheet: C1