

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 12

Building Address 2910 Walnut  
 Parcel No. 2943 - 082 - 55 - 010  
 Subdivision Arbors  
 Filing 1 Block 3 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2074.37  
 Sq. Ft. of Lot / Parcel 5,780.18 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2074.37 (34%)  
 Height of Proposed Structure 17' 7"

**OWNER INFORMATION:**

Name Sunshine II Construction / Dev  
 Address 2350 G Road  
 City / State / Zip GJ Co 61505

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Sunshine II Construction / Dev  
 Address 2350 G Road  
 City / State / Zip GJ Co 61505  
 Telephone 255-8853 (Greg x 133)

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

**PAID**

**SEP 30 2008**

**TB**

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 (underlying R-8) Maximum coverage of lot by structures (70%)  
 SETBACKS: Front 15/20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5/13 from PL Rear 10/5 from PL Parking Requirement 2  
 Maximum Height of Structure(s) (35') Special Conditions \_\_\_\_\_  
 Voting District D Driveway Location Approval PD  
 (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 9/18/08  
 Department Approval PD CM Date 9/23/08

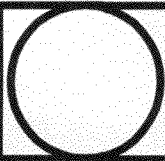
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21213</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/29/08</u>		

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)



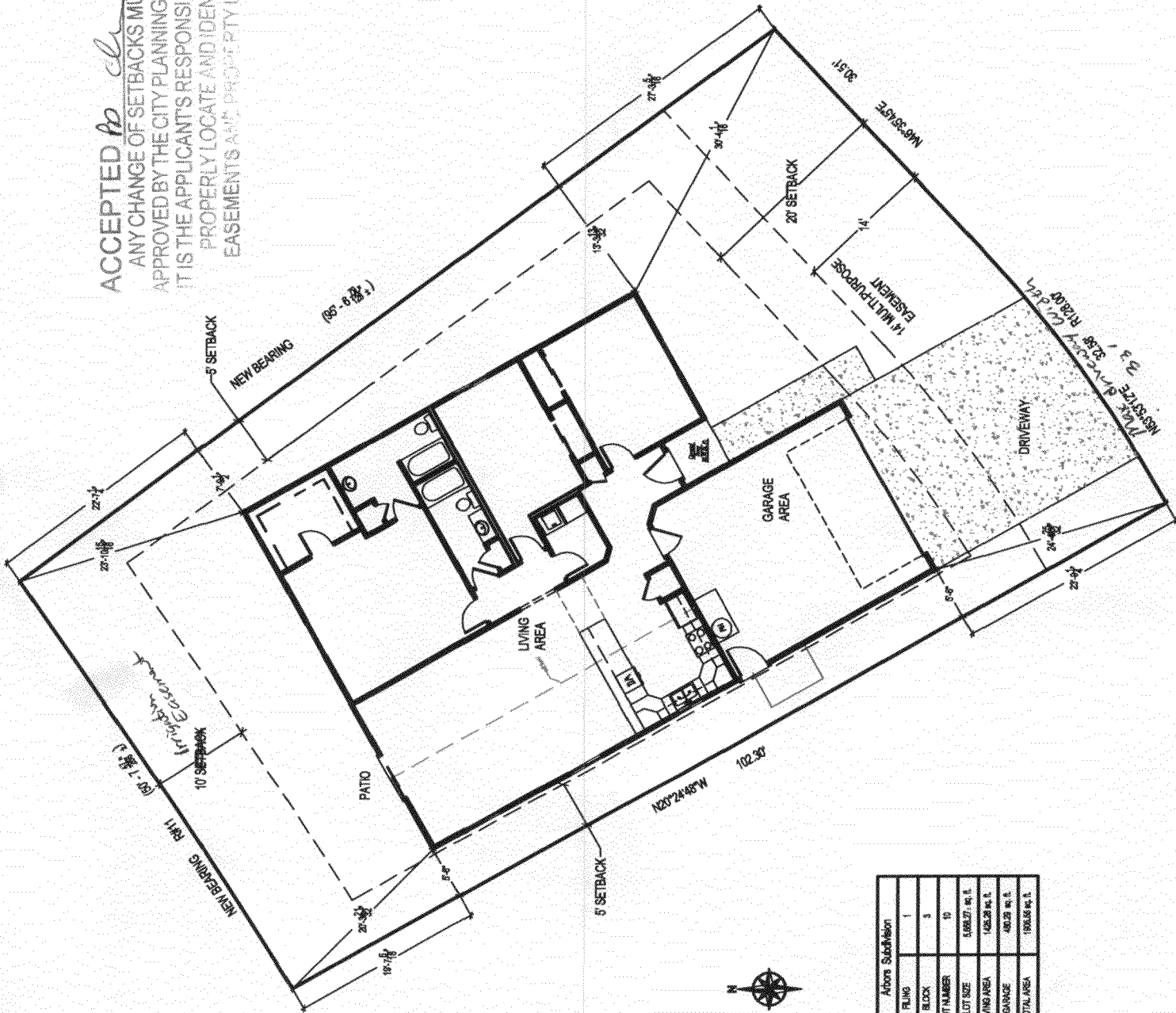
Advanced Drafting Technicians LLC  
 Drafting and Design  
 1000 South Main Street  
 Grand Junction, CO 81504  
 Phone (970) 242-4000 Fax (970) 242-4231

The Cypress  
 Grand Junction, CO, 81504



Reasons	
A	
B	
C	
D	
E	
ADT	
Date	9/19/08
Date	9/18/08
Scale	NTS
Site	
Sheet	S1

ACCEPTED *to* *cl*  
 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.



Above Submission	
FLING	1
BLOCK	3
LOT NUMBER	10
LOT SIZE	5,088.27 sq. ft.
LIVING AREA	1,428.28 sq. ft.
GARAGE	480.28 sq. ft.
TOTAL AREA	1,908.56 sq. ft.