

FEE \$ 10⁰⁰
 TCP \$ 460⁰⁰
 SIF \$ 2554⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2912 walnut
 Parcel No. 2943-082-55-001
 Subdivision Arbors
 Filing 1 Block 11 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1896.36
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 18'1" 6929 sq ft
 Height of Proposed Structure 16'1"

OWNER INFORMATION:

Name Sonshine II construction & Dev
 Address 2350 G Road
 City / State / Zip GJ 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 GJ Co 81505
 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 PLANNING STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front 15 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5 from PL Rear 10 from PL ^{20' GARAGE} Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) _____ Parking Requirement 2
 Voting District D Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

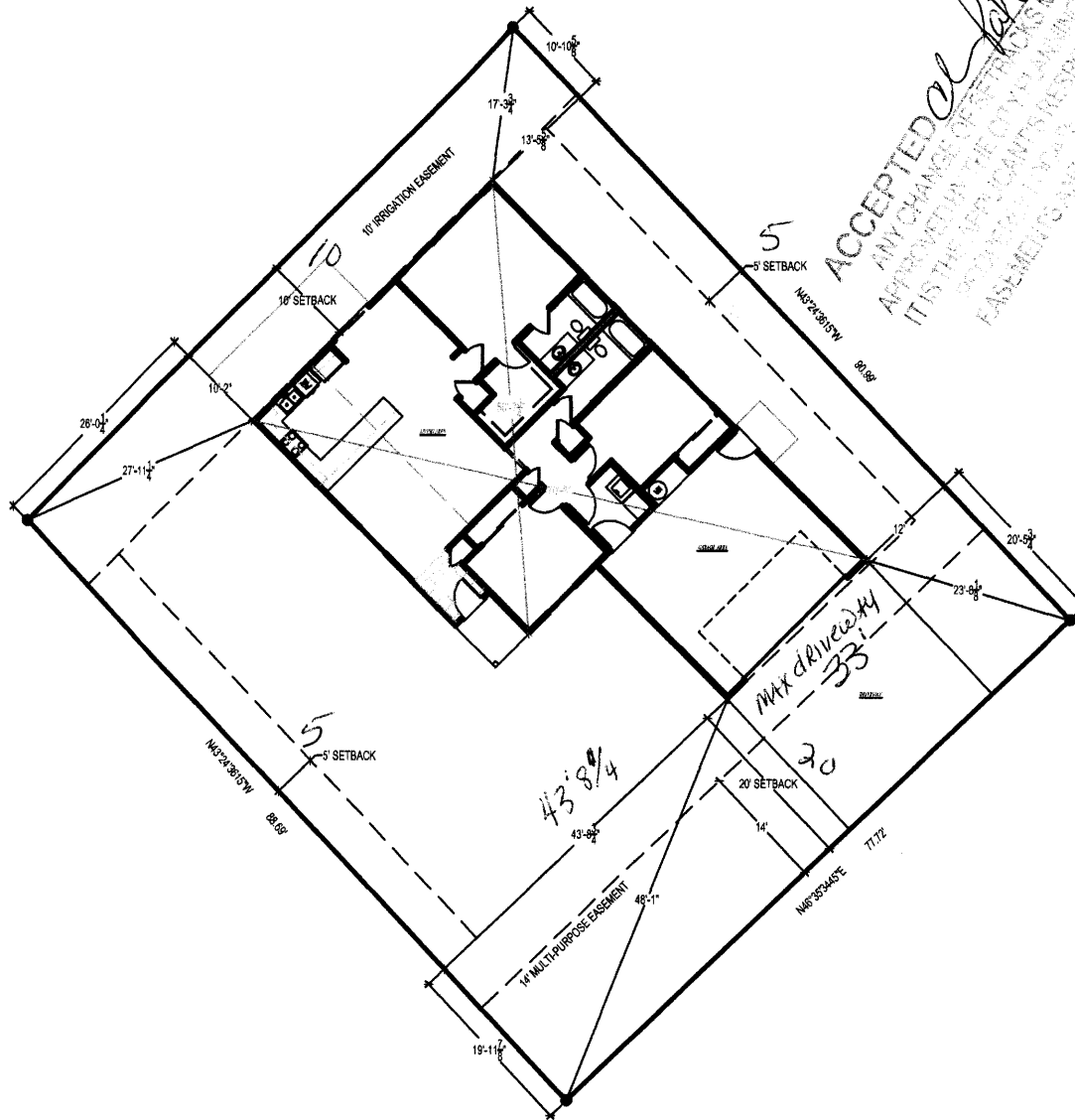
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/9/08
 Planning Approval [Signature] Date 10/9/08

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21249
 Utility Accounting [Signature] Date 10/14/08



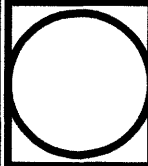
Arbors Subdivision	
FILING	1
BLOCK	11
LOT NUMBER	1
LOT SIZE	6,929 sq. ft.
LIVING AREA	1425.26 sq. ft.
GARAGE	471.12 sq. ft.
TOTAL AREA	1896.38 sq. ft.



ACCEPTED *cl* *10/6/08*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE CITY PLANNING DEPARTMENT HAS NO LIABILITY TO EASEMENTS BOUND TO THE LOT.



2912 Walnut Ave
 Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: ADT
 REV Date: 10/7/08
 Date: 10/6/08
 Scale: 1/4" = 1'

Site Plan
 Sheet: S1