

FEE \$	10 <sup>00</sup>
TCP \$	1589 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

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

Building Address 2904.5 Walnut Ave  
 Parcel No. 2943-082-55-005  
 Subdivision ARBORS  
 Filing 1 Block 3 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1606   
 Sq. Ft. of Lot / Parcel 5058   
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2078   
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name The Arbors 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 Inc  
 Address 2350 G. Road  
 City / State / Zip Grand Jct 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 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 _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>PD</u> (Engineer's Initials)	<b>PAID</b>

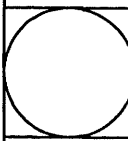
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 PO Paul Hornsted Date 4/17/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>PO CG &amp; SD</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)



Revisions

A	
B	
C	
D	
E	

Drawn By: **ADT**

REV. Date: **4/1/08**

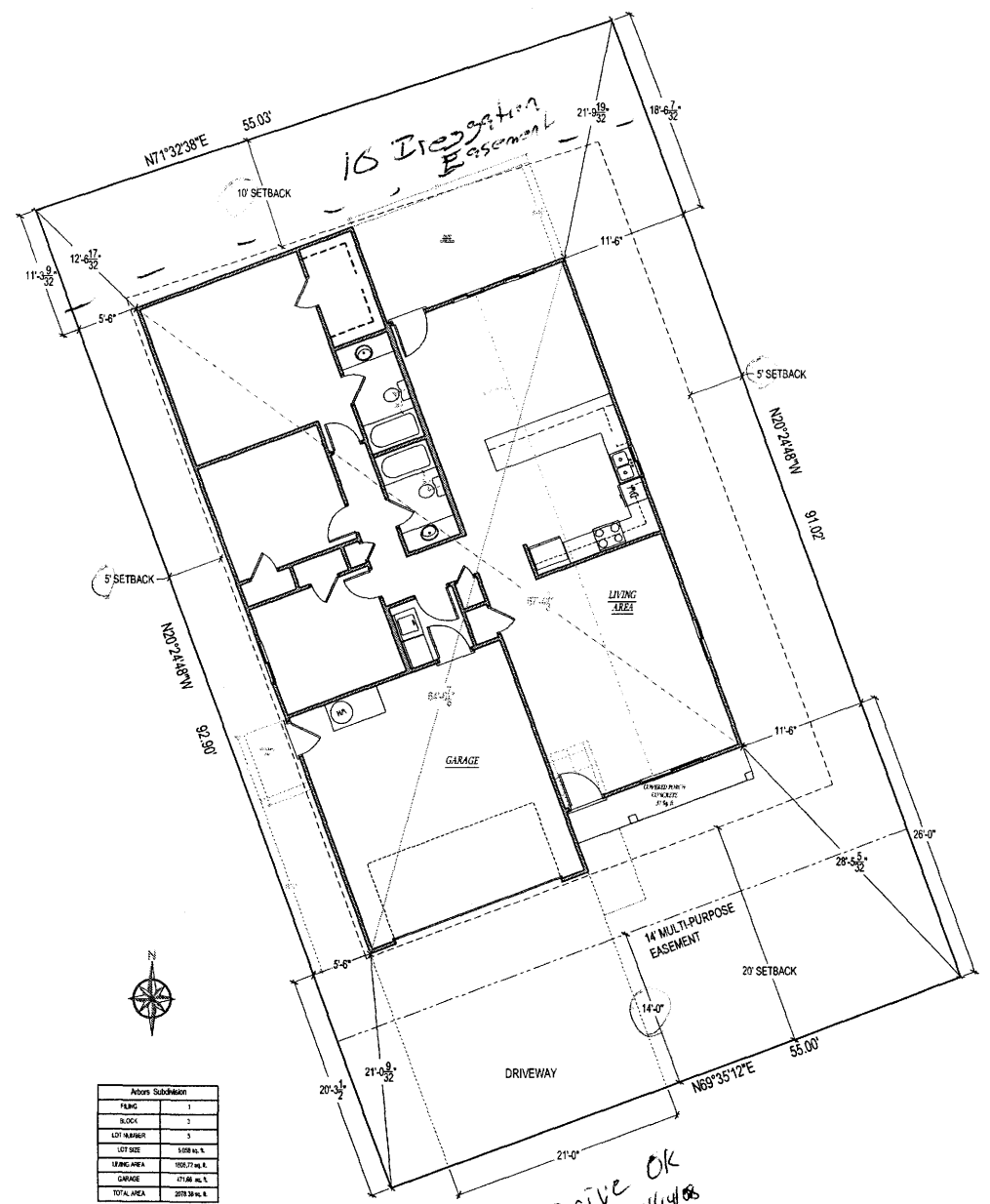
Date: **3/27/08**

Scale: **1" = 5'**

**SITE PLAN**

Sheet

**C1**



Acres Subdivision

PLANS	1
BLOCK	7
LOT NUMBER	5
LOT SIZE	1.00 ac. ±
LIVING AREA	1052.77 sq. ft.
GARAGE	271.66 sq. ft.
TOTAL AREA	2028.39 sq. ft.



4-23-08  
 ACCEPTED *D. Paul Asmundson*  
 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.

Drive OK  
 Post 4/1/08