

FEE \$ 10. ⁰⁰
TCP \$ 1589. ⁰⁰
SIF \$ 460. ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2906.5 WALNUT AVE
 Parcel No. 2943-082-55-007
 Subdivision Arbors
 Filing 1 Block 3 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2069
 Sq. Ft. of Lot / Parcel 4,918
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2069 42%
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name The Arbors At Grand Jct LLC
 Address 2350 G Road
 City / State / Zip G.J 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 G.J 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 PD Maximum coverage of lot by structures 70%
 SETBACKS: Front 15 from property line (PL) Permanent Foundation Required: YES NO _____
 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 PA
 (Engineer's Initials)

PAID
 MAY 05 2008
 TB

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 4-25-08
 Department Approval PA Lydia Reynolds Date 4/28/08

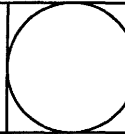
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>PD CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/5/08</u>

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 NORTH 94th AVENUE, SUITE 100
 COVINGTON, MISSISSIPPI 39423

The Oak - LS @ 1608 sq.ft.
 2906 1/2 Walnut Ave. - blk 3 - lot 7
 Sonshine II / Arbors - Grand Junction, CO

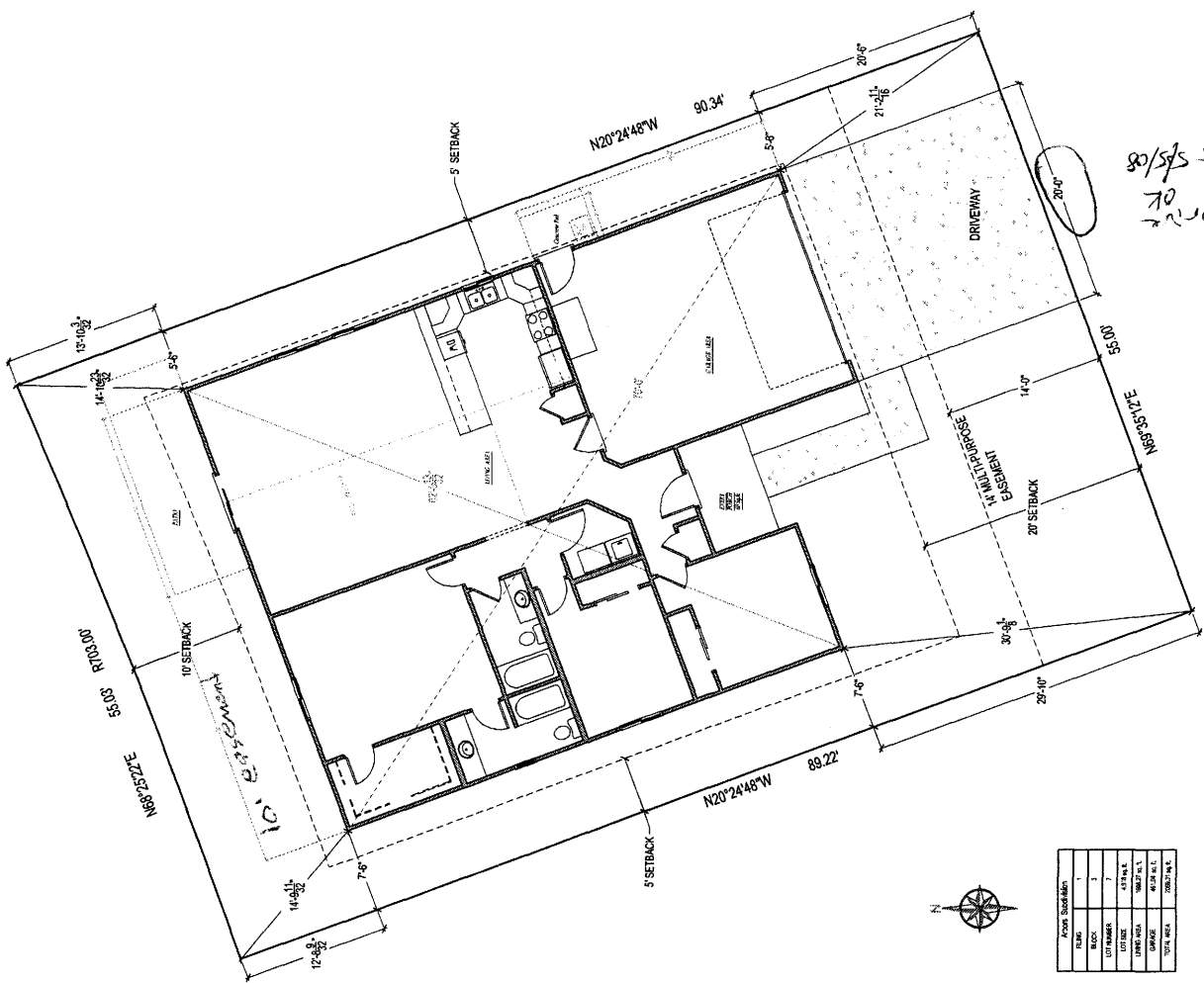


Revisions	
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ADT
 4/11/08
 4/11/08
 1" = 5'

SITE PLAN

C1



Drawn
 5/5/08



Item	Quantity	Notes
PLUMB	1	
BLACK	1	
LOT NUMBER	7	
LOT SIZE	4,574 S.F.	
LOT AREA	104.77 S.F.	
LOT AREA	104.77 S.F.	
TOTAL AREA	104.77 S.F.	
TOTAL AREA	104.77 S.F.	

ACCEPTED BY THE CITY PLANNING DIVISION
 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.
PH [Signature]