

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

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

BLDG PERMIT NO. XK

Building Address 2908.5 Walnut Ave
 Parcel No. 2943-082-55-009
 Subdivision ARBORS
 Filing 1 Block 3 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1824
 Sq. Ft. of Lot / Parcel 4850
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1824
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name The Arbors at Grand Junction LLC
 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 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 PD _____
 (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).

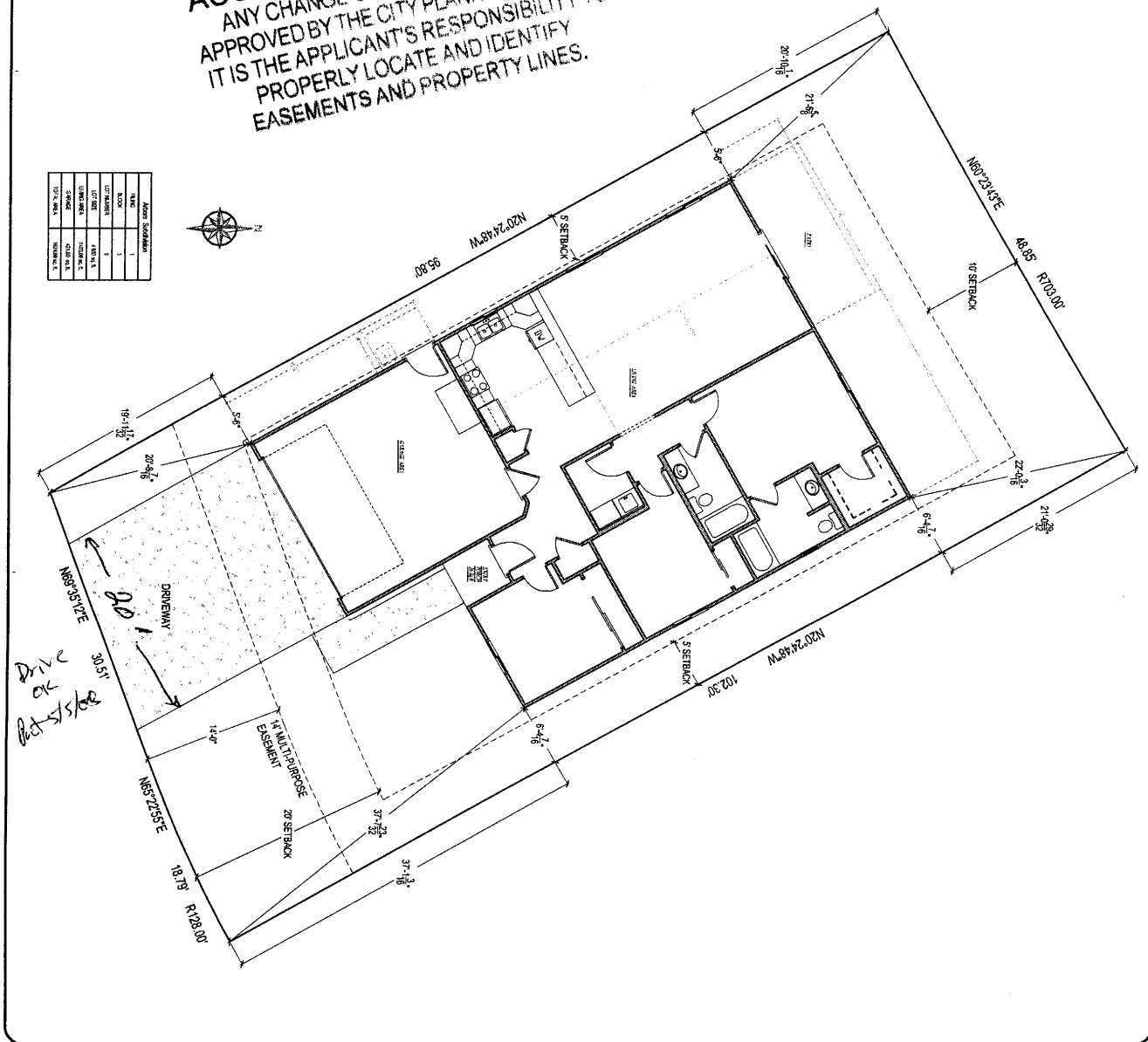
Applicant Signature [Signature] Date 4/25/08
 Department Approval PH [Signature] Date 4/28/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PD CBV</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)

ACCEPTED PA *Patience 5/5/08*
 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.

ROOM SCHEDULE	
NO. OF ROOMS	1
NO. OF BATHS	1
NO. OF KITCHENS	1
NO. OF LIVING AREAS	1
NO. OF DINING AREAS	1
NO. OF BED ROOMS	1
NO. OF CLOSET	1
NO. OF TERRACE	1
NO. OF PORCH	1
NO. OF GARAGE	1
NO. OF DRIVEWAY	1



C1	Site	SITE PLAN
	Scale	1" = 5'
Date	4/12/08	
Drawn By	ADT	
Check By	ADT	
Project No.	4/12/08	
Sheet	1 of 1	

The Oak
 2908 1/2 Walnut Ave. - blk 3 - lot 9
 Sunshine II / Arbors - Grand Junction, CO.

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 Drafting and Design
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