

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. m

Building Address 2910.5 Walnut Ave
 Parcel No. 2943-082-55-011
 Subdivision The Arbores at Grand Junction
 Filing 1 Block 3 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1703.16
 Sq. Ft. of Lot / Parcel 5210.41
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1703.16
 Height of Proposed Structure 18

OWNER INFORMATION:

Name The Arbores at Grand Jet LLC.
 Address 2350 G. Road
 City / State / Zip Grand Junction 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 LLC
 Address 2350 G. Road
 City / State / Zip Grand Junction CO 81505
 Telephone 970 255-8853

*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 DEVELOPEMENT DEPARTMENT STAFF			
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>1' principal, 15' garage, 20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL <u>10' principal, N/A rear</u> Rear _____ from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>D</u>	Driveway Location Approval <u>RD</u> (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).

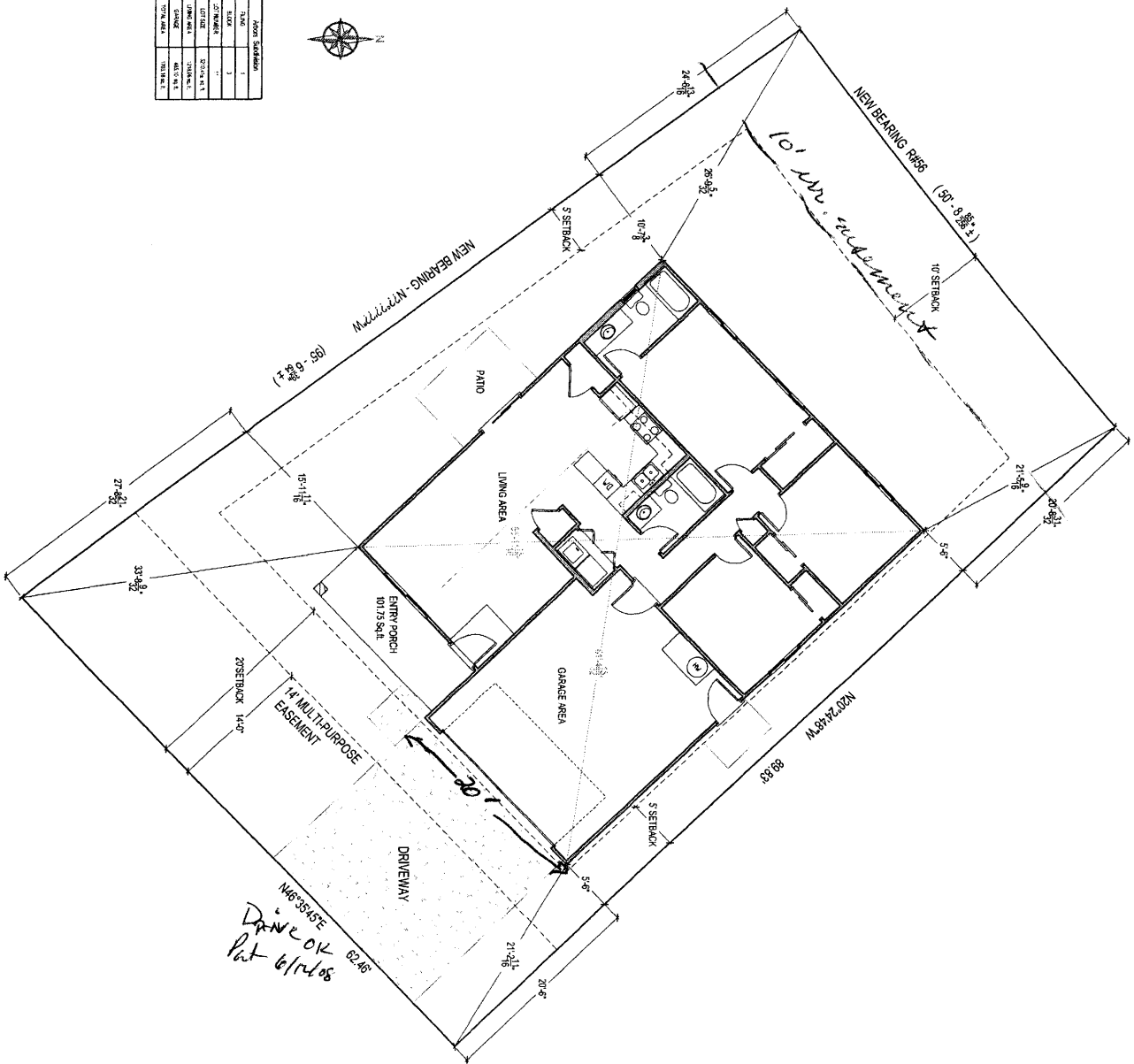
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature D. Jimenez Date 5/30/08
 Department Approval JAR Pat Developer Date 6/12/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>top 35%</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/19/08</u>		

ACCEPTED *JAR Pat Dwyer 6/12/08*
 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.

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C1	SITE PLAN	Scale: 2" = 1'	Date: 4/17/08	Rev: 4/17/08	ADT		<p>Mountain Ash</p> <p>2910 1/2 Walnut Ave. - blk 3 - lot 11 Sunshine II - Arbors - Grand Junction, CO.</p>	<p>Advanced Drafting Technicians LLC Drafting and Design 606 Main St. Suite 202 Grand Junction CO 81501 Phone: (970) 724-8888 Fax: (970) 724-8887 www.adt-dtd.com</p>
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