

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 River Bend Lane
 Parcel No. 2943-292-38-004
 Subdivision River View Estates
 Filing 1 Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2256
 Sq. Ft. of Lot / Parcel 8640 sqft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3054 sqft
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name River View LLC
 Address 2350 G RD
 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 SonShine II construction
 Address 2350 G RD
 City / State / Zip Grand Jct 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 DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>E</u>	Driveway Location Approval <u>JAR</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).

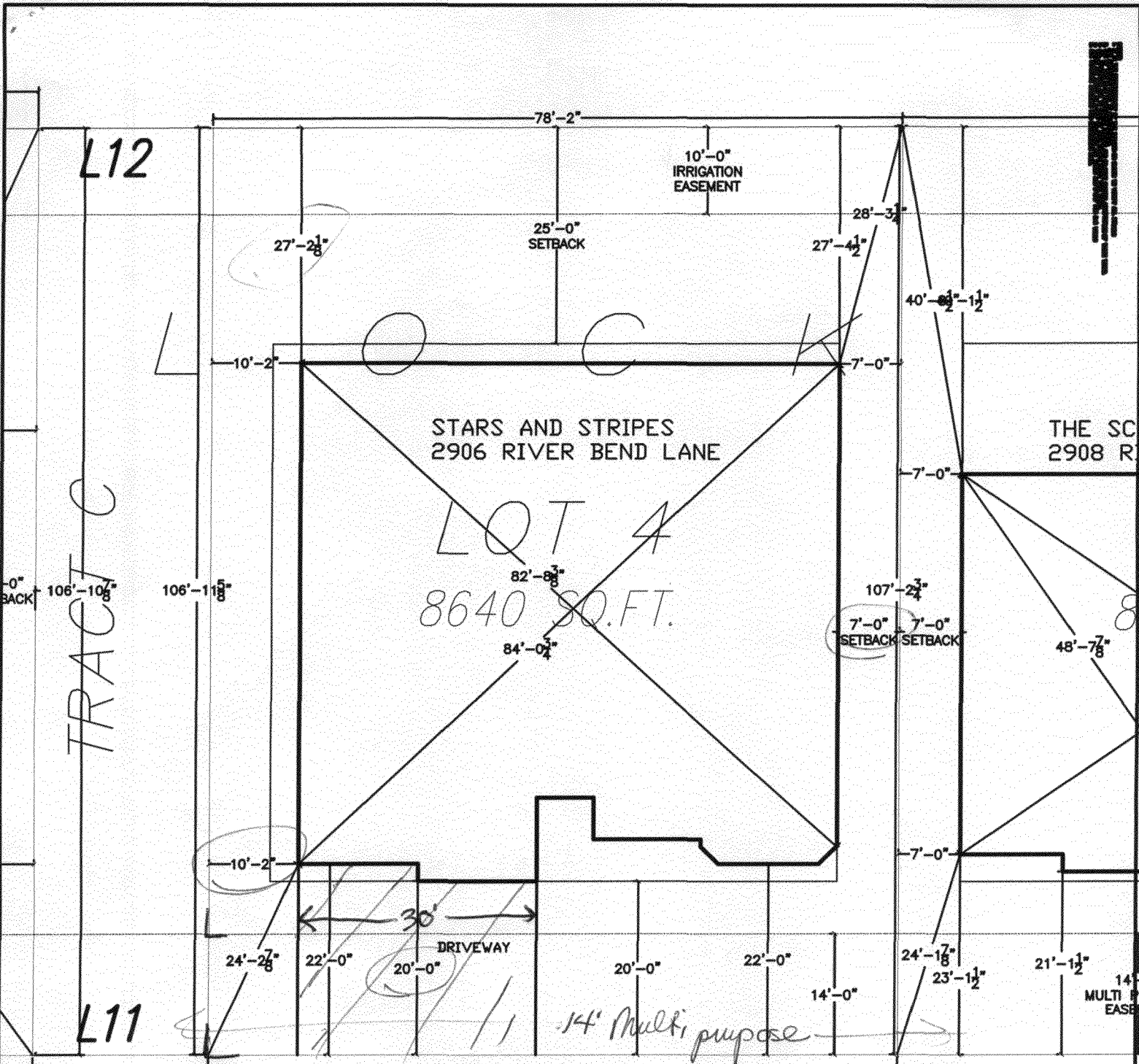
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature _____ Date 7/31/07

Department Approval JAR Dayleen Henderson Date 8-27-07 #

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>5092</u>
Utility Accounting <u>Other</u>	Date <u>8/27/07</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)



L12

TRACT C

STARS AND STRIPES
2906 RIVER BEND LANE

LOT 4
8640 SQ. FT.

THE SC
2908 R

106'-10 7/8" 106'-11 5/8"

0" BACK

L11

20'-0" 78'-2"

Drive of JAR

14' Multi purpose

2906 River Bend Ln

SITE PLAN INFORMATION	
APPLICANT NAME	INVESTMENT SERVICES
LOT NUMBER	3
STREET ADDRESS	2906 RIVER BEND LANE
CONTACT	KEVIN
ADDRESS ON PL.	2906 RIVER BEND LANE
ADDRESS ON LT.	2906 RIVER BEND LANE
LOT SIZE	8640 SQ. FT.
SETBACKS (FRONT)	7'
SETBACKS (SIDE)	7'
SETBACKS (REAR)	7'

NOTES:
NUMBER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

EXISTING LOT OR EASEMENT FROM THIS PLAN SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.

THIS PLAN SHALL BE VOID IF ANY PART OF IT IS NOT IN FULL COMPLIANCE WITH THE CITY PLANNING DEPT. AND THE CITY ENGINEER'S OFFICE.



8-27-07
ACCEPTED *[Signature]*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

8/27/07
14' - 1 1/2"

SONSHINE II
STARS & STRIPES-GRT-2906 RIVER BEND LANE
SITE PLAN-BLOCK 3 LOT 4

BLUE STAR INDUSTRIES 