

190

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 2907 River Bend Lane No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-292-37-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1951 sqft  
 Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 8206 sqft  
 Filing 1 Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2637 sqft  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Riverview LLC  
 Address 2350 G RD  
 City / State / Zip Grand Jet CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Son Shine II construction  
 Address 2350 G RD  
 City / State / Zip Grand Jet CO 81505  
 Telephone (970) 285-8853

\*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.**

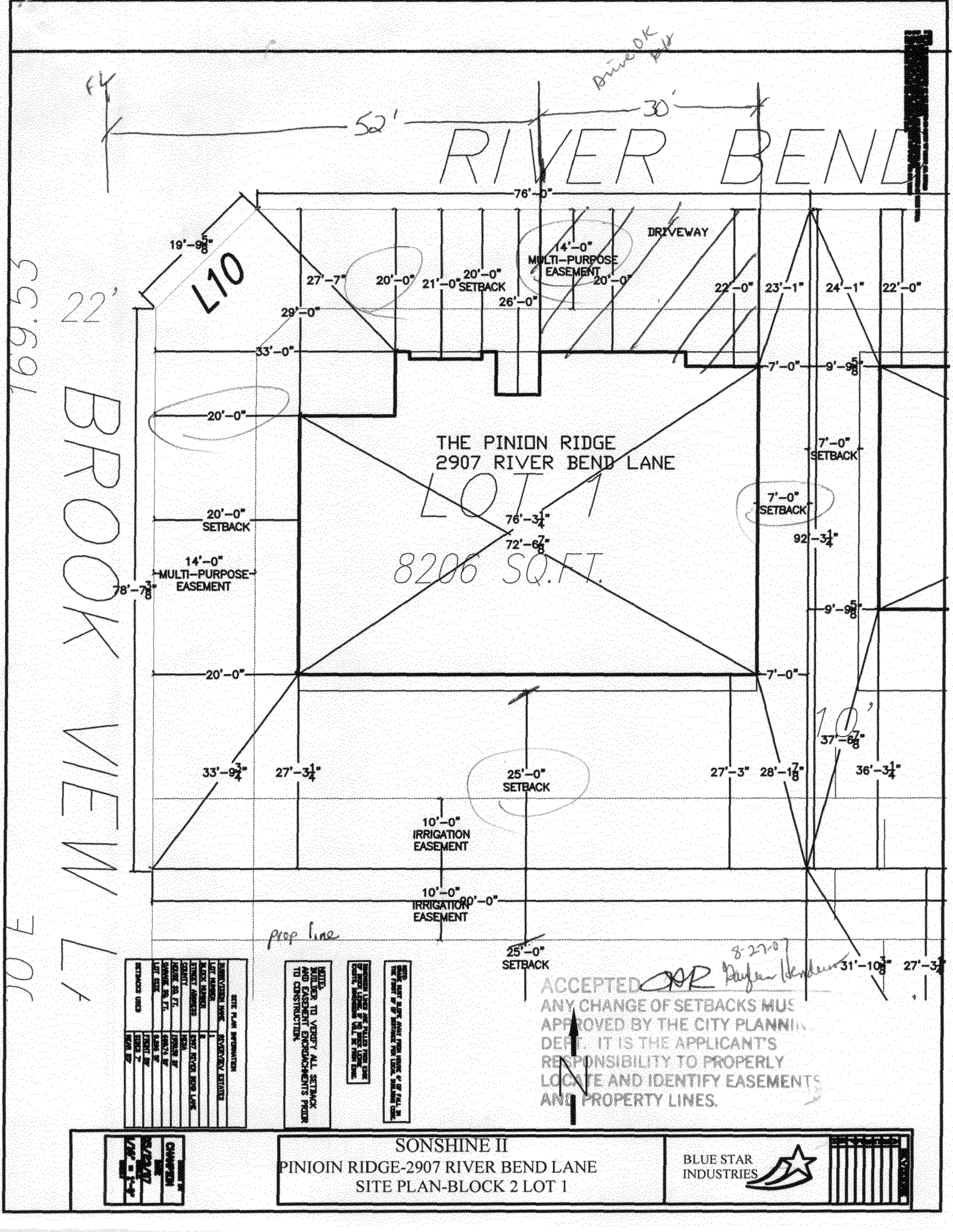
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>A</u> NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>E</u>	Driveway Location Approval <u>JH</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 D McKee Date 7/3/07  
 Department Approval JPR Gaylen Henderson Date 8-27-07

Additional water and/or sewer tap fee(s) are required: YES <u>    </u> NO <u>    </u>	W/O No. <u>OMD 5093</u>
Utility Accounting <u>Catie Kover</u>	Date <u>8/27/17</u>



CC:691

22' BROOK VIEW LANE

70C

SITE PLAN INFORMATION	
APPLICANT NAME	SONSHINE II
LOT NUMBER	1
BLOCK NUMBER	2
STREET ADDRESS	2907 RIVER BEND LANE
CITY	LEWISVILLE, OH
LOT AREA SQ. FT.	8206
OWNER NAME	SONSHINE II
LOT SIZE	1.87 AC
SETBACKS USED	FRONT 20', SIDE 20', REAR 20'

NOTES:  
READER TO VERIFY ALL SETBACK AND EASEMENT ENCUMBRANCES PRIOR TO CONSTRUCTION.

PROPOSED LOT AND ARE FENCED FROM THE ADJACENT LOT TO THE WEST.

NOTE: SETBACKS ARE MEASURED FROM THE CENTER LINE OF THE DRIVEWAY.

ACCEPTED *DR* *8-27-07*  
 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.

25'-0" SETBACK



SONSHINE II  
 PINOIN RIDGE-2907 RIVER BEND LANE  
 SITE PLAN-BLOCK 2 LOT 1

BLUE STAR INDUSTRIES

