

FEE \$ 10.⁰⁰/₁
 TCP \$ 1589.⁰⁰/₉
 SIF \$ 460.⁰⁰/₀

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

BLDG PERMIT NO. 072

Building Address 2909 River Bend Lane
 Parcel No. 2943-292-37-002
 Subdivision Riverview Estates
 Filing 1 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1644
 Sq. Ft. of Lot / Parcel 8009 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2297 sq ft
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Riverview LLC
 Address 2350 G RD
 City / State / Zip Grand Jet 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) 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-2</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>+</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>dl</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 [Signature] Date 7/3/07
 Department Approver [Signature] Date 8-27-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	WOTNS <u>5094</u>
Utility Accounting <u>[Signature]</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)



BLUE STAR
INDUSTRIES

SONSHINE II
JUNIPER-2909 RIVER BEND LANE
SITE PLAN-BLOCK 2 LOT 2

CHANGEN
DATE
10/22/17
1/2" = 1'-0"

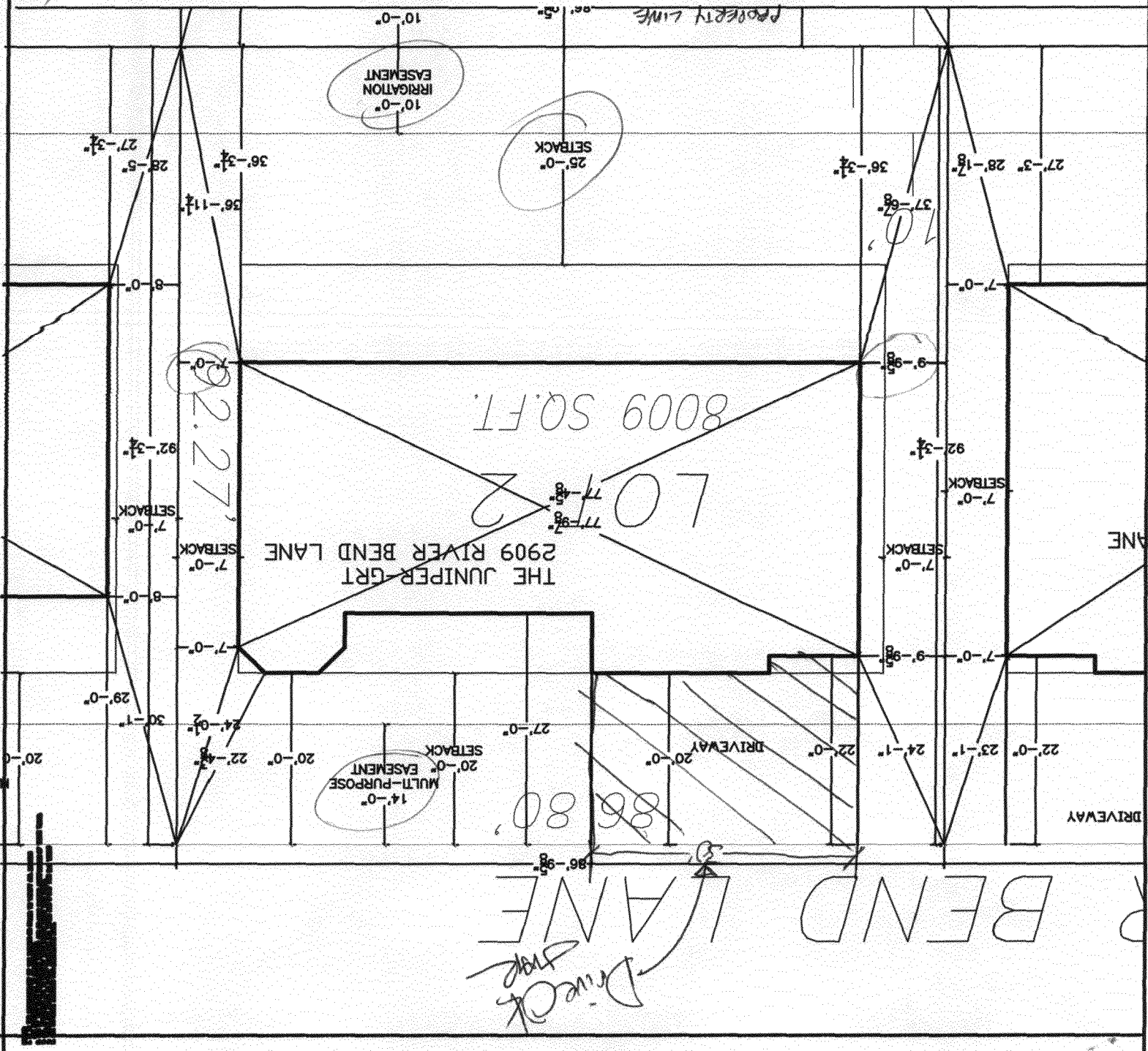
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTED: SLOPE MUST BE AWAY FROM HOUSE 6" OF FALL IN GRADE THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

ENCROACHMENT LINES ARE CALLED FROM EDGE OF HOUSE LOCUS OF 10' WIDE LANE. EXCEPT, ENCROACHMENTS WILL BE FROM EDGE.

NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	BEVERVIEW ESTATES
LOT NUMBER	2
BLOCK NUMBER	2
STREET ADDRESS	2909 RIVER BEND LANE
COUNTY	MESA
HOUSE SQ. FT.	1643.88 SF
GARAGE SQ. FT.	652.88 SF
LOT SIZE	9,009 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 20'



DRIVEWAY
BEND LANE

LOT 2
8009 SQ. FT.

THE JUNIPER-GRT
2909 RIVER BEND LANE

14'-0"
MULTI-PURPOSE
EASEMENT
SETBACK

10'-0"
IRRIGATION
EASEMENT

25'-0"
SETBACK

7'-0"
SETBACK

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