

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 2911 River Bend Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-292-37-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1967
 Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 8009 sqft
 Filing 1 Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2653 sqft
 Height of Proposed Structure 19'

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 SonShine 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-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>+</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).

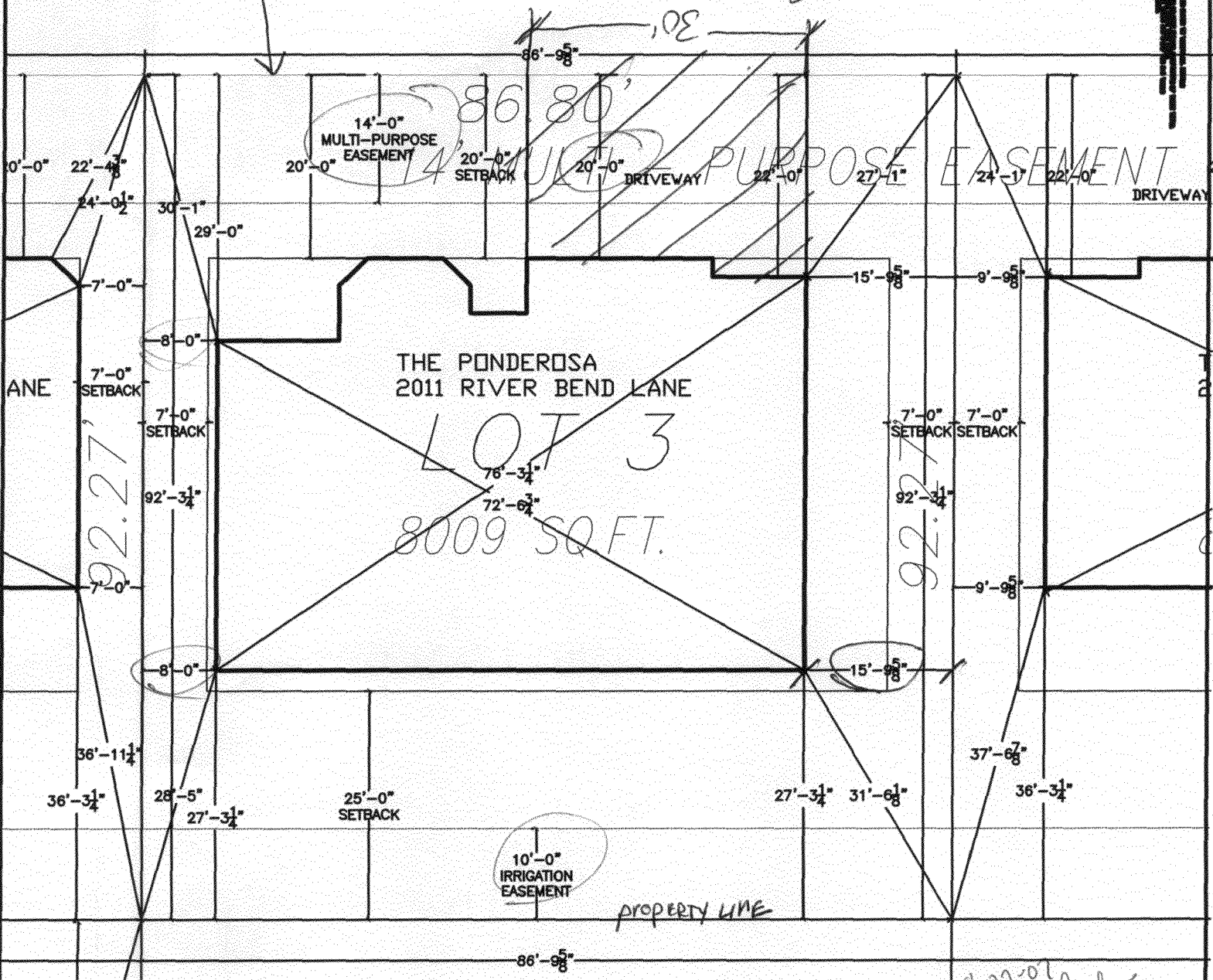
Applicant Signature [Signature] Date 7/31/07
 Department Approval JAR [Signature] Date 8-27-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No <u>Com SD 5095</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/27/07</u>

482.42

property line

Dine OK
JAR



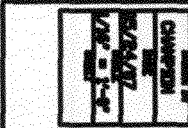
SITE PLAN INFORMATION	
SUBDIVISION NAME	RIVERVIEW ESTATES
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	2911 RIVER BEND LANE
COUNTY	MEHA
HOUSE SQ. FT.	1967.26 SQ.
GARAGE SQ. FT.	665.74 SQ.
LIT SIZE	9,409 SQ. FEET
SETBACKS USED	FRONT 20' SIDES 7' REAR 20'

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

PROPOSED LINES ARE PULLED FROM EXISTING RECORDS. DIMENSIONS WILL BE FROM EXISTING.

NOTES:
GRADE MUST SHOW ANYWHERE FROM HOUSE & IF FALL IN THE FRONT 20' OR DISTANCE FROM HOUSE, BUILDING CODE.

ACCEPTED 6-27-07
 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.



SONSHINE II
 PONDEROSA-2911 RIVER BEND LANE
 SITE PLAN-BLOCK 2 LOT 3

