

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 2912 River Bend Ln. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-292-38-007 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 3053.11
 Subdivision River View Estates Sq. Ft. of Lot / Parcel 8113 sq ft
 Filing 1 Block 3 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~3053.11~~ 3769#
 Height of Proposed Structure 21 46%

OWNER INFORMATION:

Name Riverview LLC
 Address 2350 G. Road
 City / State / Zip G.T. CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Sunshine II Constr
 Address 2350 G. Road
 City / State / Zip G.T. CO. 81505
 Telephone 255-8853

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: not in flood plain

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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval JAR
 (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).

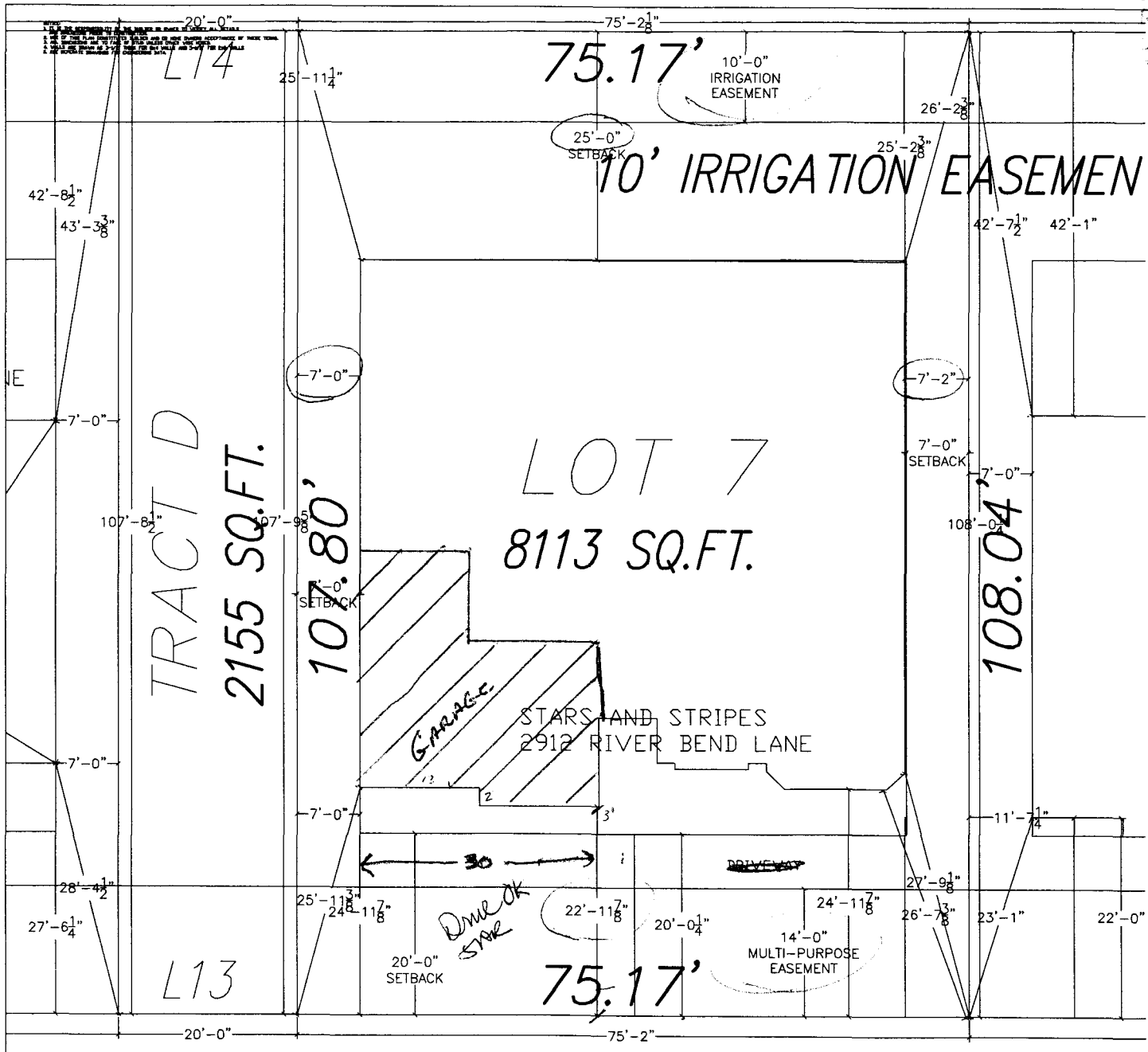
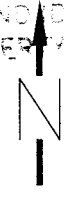
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10-15-07
 Department Approval JAR Paul Hornbeck Date 11/9/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PO @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/9/07</u>		

ACCEPTED *JAR Paul Hornbeck*

ANY CHANGE OF SETBACKS MUST
 APPLY TO THE PLANNING
 DEPT.
 LOCATE AND DEMONSTRATE BY EXHIBIT
 AND PROPERTY LINES



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

DIMENSION LINES ARE PULLED FROM EDGE
 OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	RIVERVIEW ESTATES
LOT NUMBER	7
BLOCK NUMBER	3
STREET ADDRESS	2912 RIVER BEND LANE
COUNTY	MESA
HOUSE SQ. FT.	2185.59 SF
GARAGE SQ. FT.	665.04 SF
LOT SIZE	8113 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

REVISIONS



SONSHINE II
 STARS & STRIPES 2912 RIVERBEND LANE
 PLOT PLAN BLOCK 3 LOT 7

DRAWN BY	FWL
DATE	10/18/2007
SCALE	3/8"=1'-0"
SHEET	4