

FEE \$ 10.⁰⁰/₁
 TCP \$ 1589.⁰⁰/₀₀
 SIF \$ 460.⁰⁰/₀₀

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

BLDG PERMIT NO. _____

Building Address 2913 River Bend Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-292-37-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1681
 Subdivision River View Estates Sq. Ft. of Lot / Parcel 8009 sqft
 Filing 1 Block 2 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2332 sqft
 Height of Proposed Structure 19

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 NOTES: _____
 Telephone (970) 255-8853

***TYPE OF HOME PROPOSED:**

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

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>JPR</u> (Engineer's Initials)		

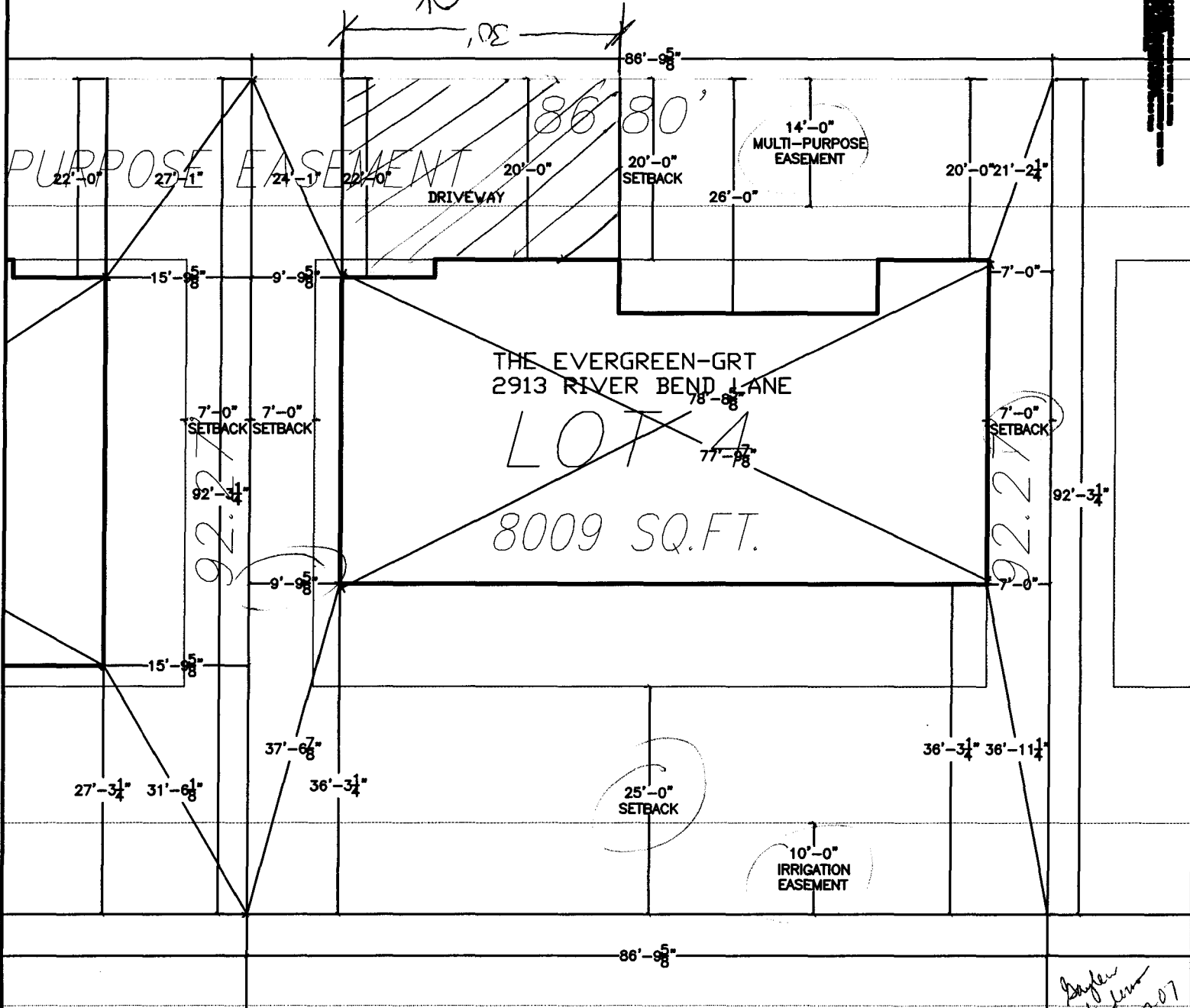
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 JPR Hayleen 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/ONO. <u>om SD 5096</u>
Utility Accounting <u>[Signature]</u> Date <u>8/27/07</u>

Drive OK



THE EVERGREEN-GRT
2913 RIVER BEND LANE
LOT 4
8009 SQ.FT.

*Bayler
Henderson
8-27-07*

JAR

SITE PLAN INFORMATION	
SUBDIVISION NAME	EVERGREEN ESTATES
LOT NUMBER	4
BLOCK NUMBER	2
STREET ADDRESS	2913 RIVER BEND LANE
COUNTY	NEVA
APPROX. SQ. FT.	16816 SQ. FT.
OWNER, SQ. FT.	6904 SQ. FT.
LOT SIZE	8,009 SQ. FT.
FRONT BY	SIDES 7'
REAR BY	

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

IMPROVEMENTS ARE NOT TO BE PLACED ON THE LOT UNLESS THEY COMPLY WITH THE CITY OF SEASIDE ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.



SONSHINE II
EVERGREEN-2913 RIVER BEND LANE
SITE PLAN-BLOCK 2 LOT 4



CHANGING
DATE
1/17/07