

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	4600 ⁻

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

BLDG PERMIT NO. _____

Building Address 2916 River Bend Ln.
 Parcel No. 2943-292-38-009
 Subdivision River View Estates
 Filing 1 Block 3 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs ~~1738~~ Sq. Ft. Proposed 1738
 Sq. Ft. of Lot / Parcel 3082
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name River View Estates LLC.
 Address 2350 G. Road
 City / State / Zip G.J. 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.J. CO 81505
 Telephone _____

***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>35%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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>HS</u> <u>HS</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 11-7-07
 Department Approval WS Daylen Henderson Date 11-21-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>PA @ CMSD</u>
Utility Accounting <input checked="" type="checkbox"/> Date <u>11/21/07</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)

11-21-07
WS Daylen (sk)



BLUE STAR INDUSTRIES

SONSHINE II
2916 RIVERBEND LANE
SITE PLAN BLOCK 3 LOT 9

FORMER
NO. 00-00-00
2916-00-00
SHEET 4

NOTES:
1. ALL SETBACKS MUST BE MAINTAINED.
2. ALL UTILITIES MUST BE MAINTAINED.
3. ALL UTILITIES MUST BE MAINTAINED.
4. ALL UTILITIES MUST BE MAINTAINED.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDUSTRIAL ESTATES
LOT NUMBER	9
BLOCK NUMBER	3
STREET ADDRESS	2916 RIVER BEND LANE
COUNTY	NEHA
HOUSE SQ. FT.	1728 SF
GARAGE SQ. FT.	673 SF
LOT SIZE	8,082
SETBACKS USED	FRONT SF SIDES 7 REAR SF

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDUSTRIAL ESTATES
LOT NUMBER	11
BLOCK NUMBER	3
STREET ADDRESS	2916 RIVER BEND LANE
COUNTY	NEHA
HOUSE SQ. FT.	1625 SF
GARAGE SQ. FT.	737 SF
LOT SIZE	8,042

