

FEE \$	10 <sup>-</sup>
TCP \$	1589 <sup>-</sup>
SIF \$	460 <sup>-</sup>

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

BLDG PERMIT NO. \_\_\_\_\_

*pl*

Building Address 2920 River Bend Ln.  
 Parcel No. 2943-292-38-011  
 Subdivision River View Estates  
 Filing 1 Block 3 Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2255  
 Sq. Ft. of Lot / Parcel 8142  
 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 # Constr  
 Address 2350 G. Rd  
 City / State / Zip G.J. 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 <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>WS</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 Judith Roe Date ~~11-9-07~~ 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>Pd@CNSD</u>
Utility Accounting <u>[Signature]</u>	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)

N00°00'00"E 108.56'

IRRIGATION & DRAINAGE EASEMENT

N00°00'00"E

108.56'

29'-6 7/8"

28'-8 3/4"

29'-6 7/8"

THE SYCAMORE  
2920 RIVER BEND LANE

LOT 11

8142 SQ.FT.

GARAGE SQ FT 797.46  
TOTAL LIVING SPACE  
2255.65

Garage

Driveway

23'-9 1/4"

24'-2"

23'-1"

108.56'

11-21-07

WJ Industrial Park  
NO CHANGES TO BACKS MUST BE  
MADE WITHOUT PLANNING

PROPERTY EASEMENTS  
AND PROPERTY LINES



14' MULTI

PURPOSE EASEMENT

75.00' approx 26'

STREET

L17