

FEE \$	10.00
TCP \$	1589.00
SIF \$	760.00

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

BLDG PERMIT NO. _____

Building Address 2924 River Bend Ln
 Parcel No. 2943-292-38-017
 Subdivision RIVERVIEW ESTATES
 Filing 1 Block 3 Lot 17

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2943#
 Sq. Ft. of Lot / Parcel 2,011 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2943#
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name ~~JUSTIN RIVERVIEW~~ LLC
 Address 2350 G Road
 City / State / Zip GJ 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 CONSTRUCTION
 Address 2350 G Road
 City / State / Zip GJ CO 81505
 Telephone 255-8863

***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 R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 30' from skinned chure 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 JA
 (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).

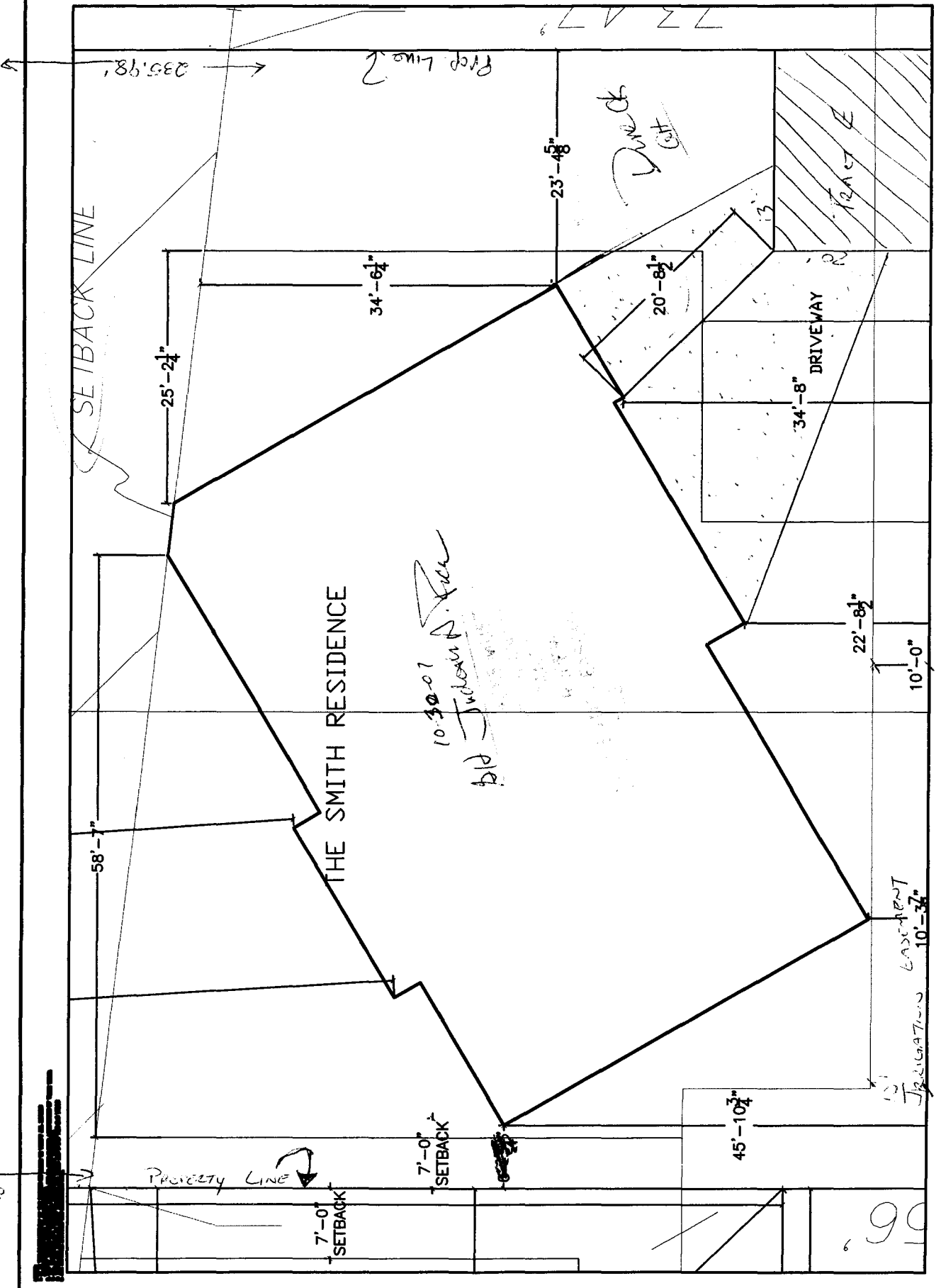
Applicant Signature [Signature] Date 9/17/07

Department Approval [Signature] Date 10-12-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No [Signature]

Utility Accounting [Signature] Date 10/30/07

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)



297.37'

90