

PH

FEE \$ 10. <sup>00</sup> / <sub>100</sub>
TCP \$ 1589. <sup>00</sup> / <sub>100</sub>
SIF \$ 4160. <sup>00</sup> / <sub>100</sub>

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

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

Building Address 283 Watersedge Ct  
 Parcel No. 2943-292-38-013  
 Subdivision River View  
 Filing 1 Block 3 Lot 13

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2256  
 Sq. Ft. of Lot / Parcel 19,231 sqft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3054 sqft  
 Height of Proposed Structure 24'

**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  
 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 <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>JAR</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).

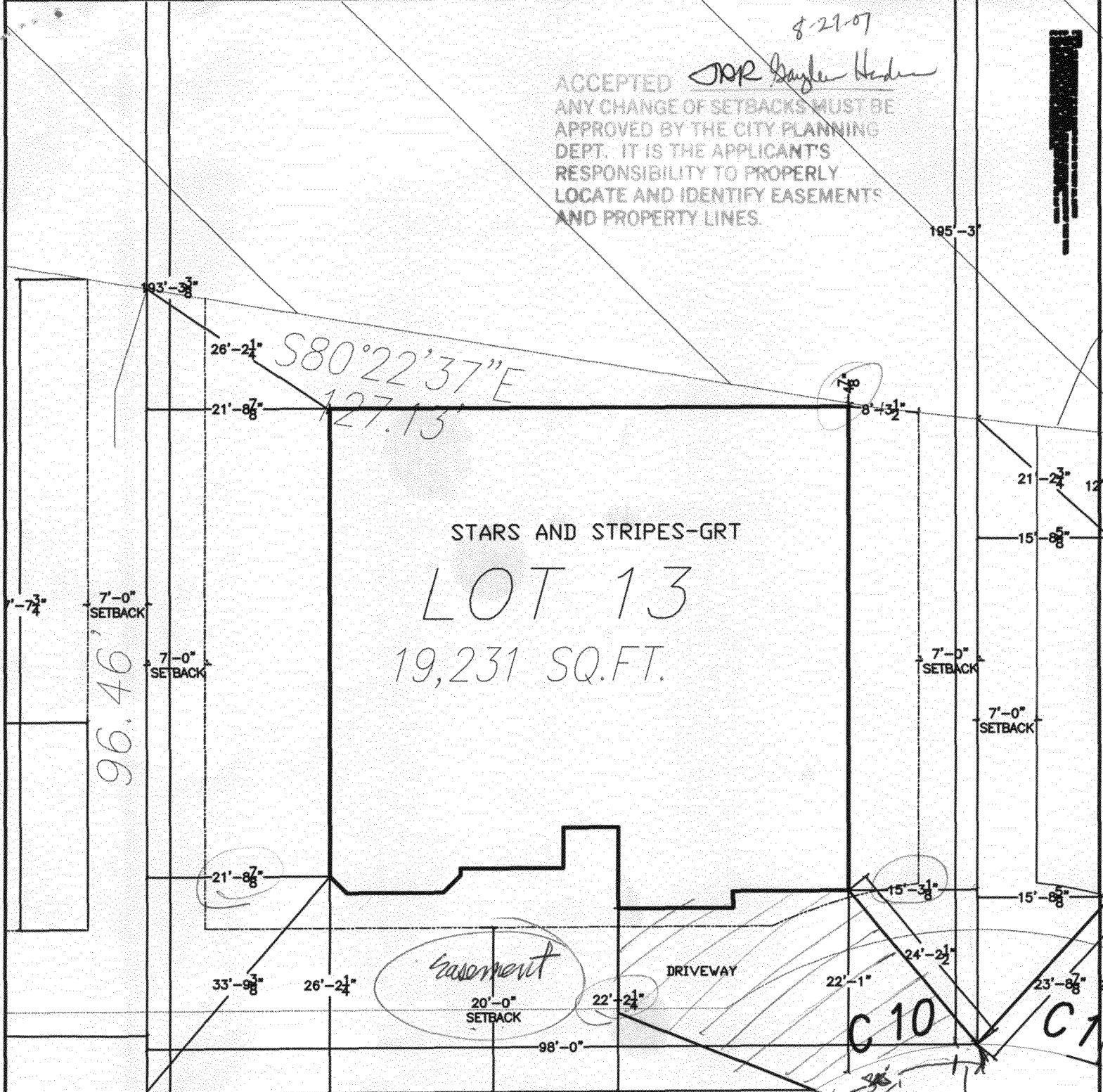
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 7/20/07  
 Department Approval JAR [Signature] Date 8-27-07

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>0MSD 5097</u>
Utility Accounting <u>[Signature]</u> Date <u>8/27/07</u>	

8-21-07

ACCEPTED *JAR Gayle Haden*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



283 WATEREDGE CT

SITE PLAN INFORMATION	
APPLICANT NAME	SONSHINE II
LOT NUMBER	13
BLOCK NUMBER	3
STREET ADDRESS	283 WATEREDGE COURT
CITY	WESLEY
OWNER OR L.T.	SONSHINE II
OWNER OR L.T.	7/20/06
LOT SIZE	19,231 SQ. FT.
SETBACKS USED	7'-0" FRONT, 7'-0" SIDE, 20'-0" REAR

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

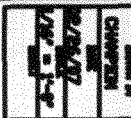
PROPERTY LINES ARE SHOWN WITH DASHED LINES. THE APPLICANT IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL PROPERTY LINES.

THE APPLICANT SHALL MAINTAIN THE LOCATION OF ALL PROPERTY LINES AND EASEMENTS AS SHOWN ON THIS PLAN. ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT.



*Drive OK JAR*

*5' clearance*



SONSHINE II  
STARS & STRIPES-GRT-283 WATEREDGE CT.  
SITE PLAN-BLOCK 3 LOT 13

BLUE STAR INDUSTRIES

