

FEE \$	10
TCP \$	2,554
SIF \$	460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____ *jm*

Building Address 2907 Brook View Lane No. of Existing Bldgs 0 No. Proposed ¹~~2850.63~~
Parcel No. 2943 - 292-40-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2850.63
Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 9587.2
Filing 1 Block 1 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2850.63
Height of Proposed Structure 18'

OWNER INFORMATION:

Name Sonshine II construction & Dev
Address 2350 G Road
City / State / Zip Grand Junction 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 & Dev
Address 2350 G Road
City / State / Zip Grand Junction CO 81505
Telephone 256-8853 (Greg x 133)

***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>R4</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 PAID</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>PD</u> (Engineer's Initials)	<u>PB</u>

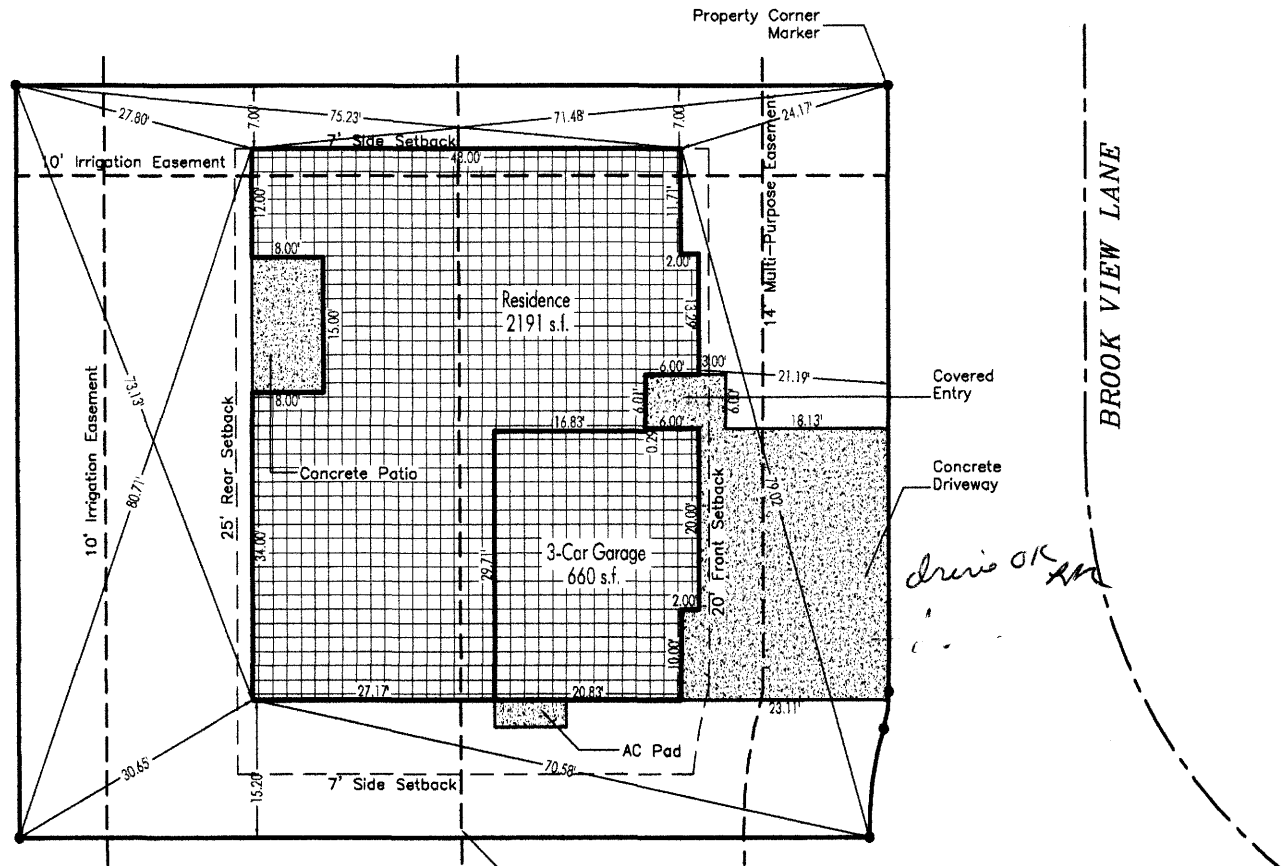
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/19/08
Department Approval [Signature] Date 8/26/08

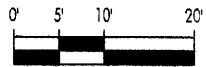
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>PD (MSP)</u>
Utility Accounting <u>9/2/08 T. Bensley</u> Date <u>9/2/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Graphic Scale

Scale: 1" = 20'



ACCEPTED *Pat Decker 8/24/08*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

50' Public Service Company of Colorado Easement Book 1192, Page 493

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APEX
 DESIGN AND DRAFTING
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