

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

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

BLDG PERMIT NO. _____

Building Address 2925 Brooke view Ln No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-292-40-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2893
 Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 9630.7
 Filing 1 Block 5 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2923
 Height of Proposed Structure 18' 7 1/2"

OWNER INFORMATION:

Name Sonshine II construction & Dev
 Address 2350 G Road
 City / State / Zip Grand Junction CO 81504

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 81504
 Telephone 255-8853 (Greg + 133)

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: 1) AC pad can only encroach 3' into setback.
 2) patio can only encroach into setback 6' unless flush slab - cannot enclose or roof

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 <u>see above notes</u>		
Voting District <u>E</u>	Driveway Location Approval _____		
	(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).

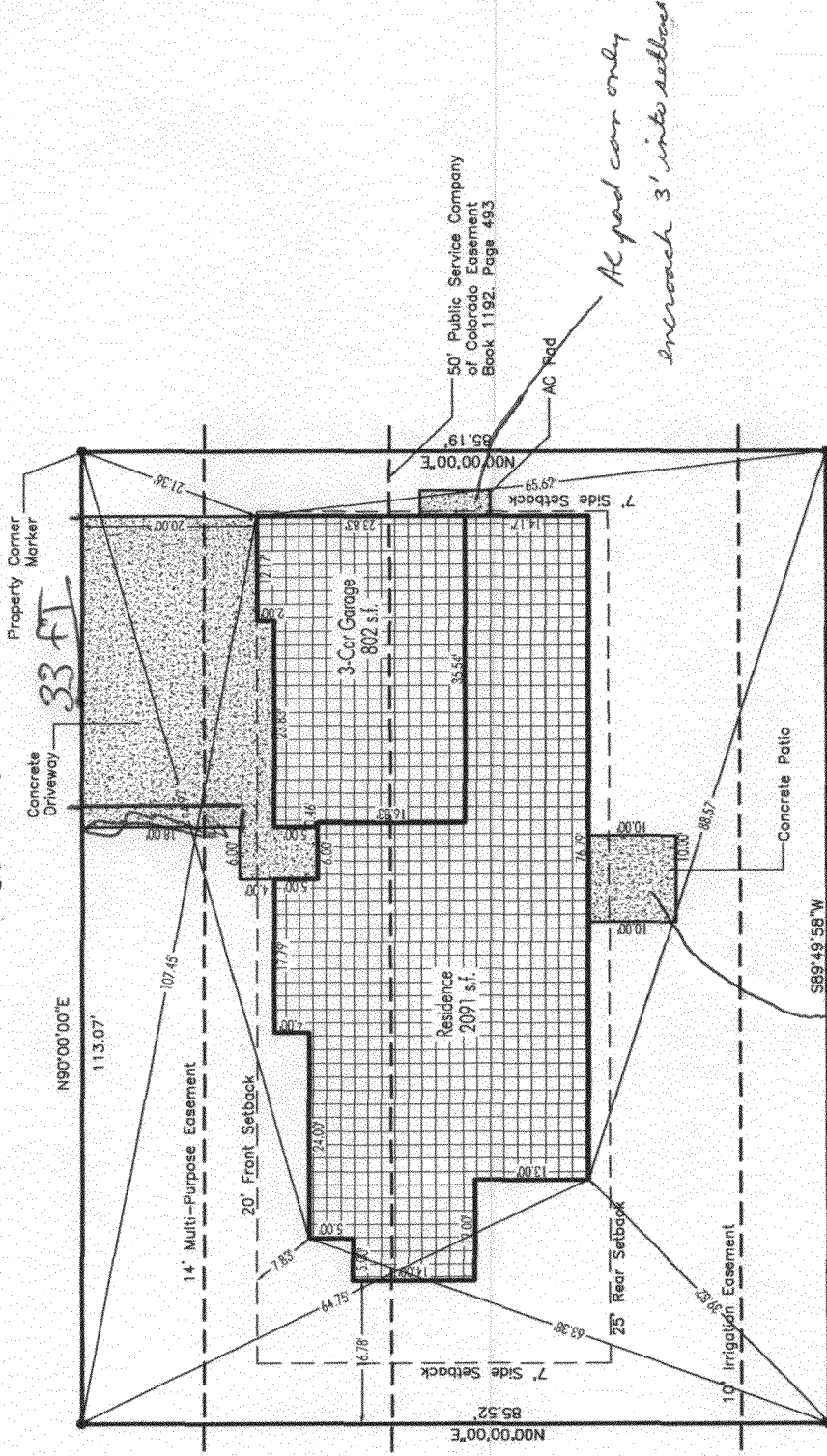
Applicant Signature [Signature] Date 8/19/08
 Department Approval [Signature] Date 8/26/08

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

BROOK VIEW LANE

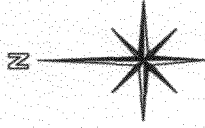
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AC pad can only encroach 3' into setback

patio can only encroach into setback 6' unless flush slab + cannot encroach on road.

ACCEPTED BY Wendy Spurr
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.



Graphic Scale
Scale: 1" = 20'



APEX
DESIGN AND DRAFTING

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