

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

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

BLDG PERMIT NO. _____

Building Address 2928 Brook View Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-292-39-014 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2774
 Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 8096.5
 Filing 1 Block 4 Lot 14 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2810
 Height of Proposed Structure 17' 11"

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 255-8853 (Greg*133)

***TYPE OF HOME PROPOSED:**

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

NOTES: AC pad can only encroach
3' into setback

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 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 3.2 E Z m uncovered
 Voting District E Driveway Location Approval _____
 (Engineer's Initials) unenclosed patio not to exceed 6' encroachment into setback * unless flush slab - still not enclosed

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).


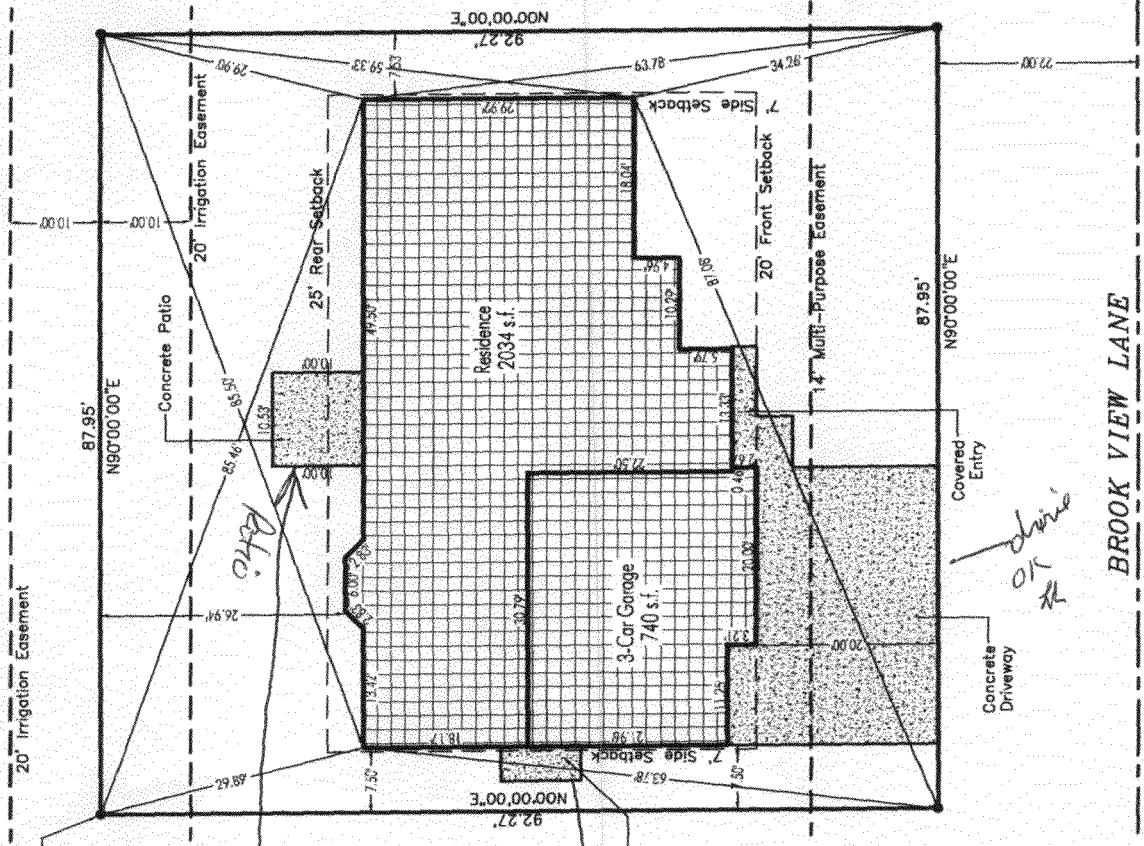
Applicant Signature [Signature] Date 6/19/08
 Department Approval [Signature] Date 8/26/08

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

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.8.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Wendy Spier*
 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.

546 Main Street, #404
 Grand Junction, CO 81501
 Phone: (970) 263-8372
 eFax: (303) 484-6429
 drafter@apexdrafting.biz

See permit
patio can only encroach into setback 6'
**unless flush slab*

AC pad can only encroach 3' into setback -

drive OK