

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

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

BLDG PERMIT NO. _____

Building Address 2929 Brook view Lane
 Parcel No. 2943-292-40-005
 Subdivision Riverview Estates
 Filing 1 Block 5 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2893
 Sq. Ft. of Lot / Parcel 9556.8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2923
 Height of Proposed Structure 18' 6"

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 x 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) 3.2 EZ m uncovered, unenclosed patio not to exceed 6' encroachment into setback unless flush slab cannot enclose

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>PAID</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
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 Dwight J. Dehl Date 8/19/08
 Department Approval Pat Dunlap 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 OMSD</u>
Utility Accounting <u>Li Bensley</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

ACCEPTED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
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ACCEPTEO *Wendy Spence*

AC pad car only
encroach into setback 3'

SEE PERMIT
patio can only
encroach into setback by 6'
at least 2'

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

AC Pad

Concrete Driveway
 Property Corner Marker
 3300

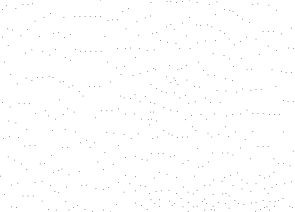
Covered Entry
 14' Multi-Purpose Easement
 20' Front Setback
 Residence 2091 sf
 3-Car Garage 802 sf
 10' Irrigation Easement
 Concrete Patio

7' Side Setback
 25' Rear Setback
 7' Side Setback
 Concrete Patio

84.86
 N00°00'00"E
 22.00
 69.57
 N90°00'00"E
 113.07
 107.46
 16.78
 62.78
 12.00
 13.00
 24.10
 17.79
 5.00
 16.83
 23.83
 14.17
 100°00'00"E
 84.55
 7' Side Setback
 96.99
 7.50
 21.36
 7.50
 88.37
 10.00
 16.99
 10.00
 88.37
 89°51'01"W
 73.87
 89°49'58"W
 32.20



ACCEPTEO *Wendy Spence*
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546 Main Street, #404
 Grand Junction, CO 81501
 Phone: (970) 263-8372
 eFax: (303) 464-6429
 drafter@apexdrafting.biz