

FEE \$	10-
TCP \$	1589-
SIF \$	460-

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

BLDG PERMIT NO. _____

Revised STE PLAN 1/31/08 S.M.R.

Building Address 2934 Brookview LN
 Parcel No. 2943-292-39-011
 Subdivision Riverview Estates
 Filing 1 Block 4 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1972
 Sq. Ft. of Lot / Parcel 8114 A
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3207 sq FT
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name River View LLC
 Address 2350 G. Road
 City / State / Zip G.J CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Sunshine II Constr
 Address 2350 G. ROAD
 City / State / Zip G.J CO. 81505
 Telephone 970 2558853

***TYPE OF HOME PROPOSED:**

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

NOTES: Basement released 10/17/07 per Dan Thornton

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 DEVELOPEMENT DEPARTMENT STAFF

ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions PAID
 Voting District E Driveway Location Approval PD/JAR 1/31/08 JAN 23 2008
 (Engineer's Initials) TD

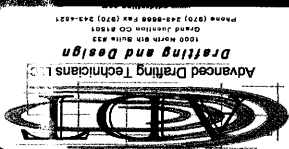
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

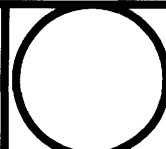
Applicant Signature [Signature] Date 1-17-08
 Department Approval PD Gayleen Henderson Date 1-22-08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO	W/O No. <u>OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/23/08</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)



2934 Brook View Lane
Grand Junction, CO.

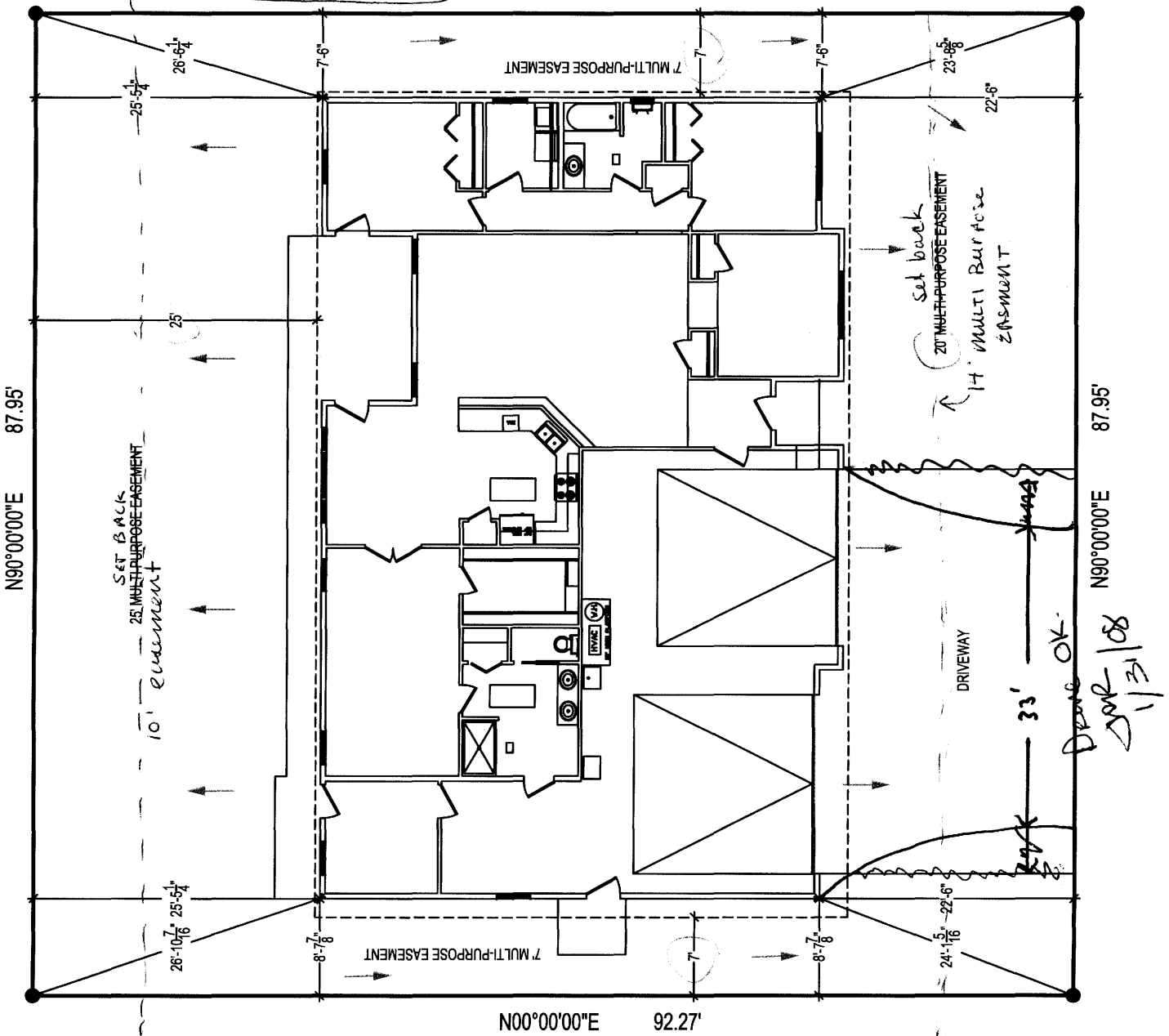


Revisions	
A	
B	
C	
D	
E	
Drawn By:	ADT
Scale:	1/30/08
Date:	1/30/08
Sheet:	1"=20'
Site Plan	
C1	

ACCEPTED JUDITH *1/31/08*
 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.

Revised site plan

River View Estates	
FILING	1
BLOCK	4
LOT NUMBER	11
LOT SIZE	814.00 sq. ft.
LIVING AREA	1972.16 sq. ft.
GARAGE	1135.76 sq. ft.
TOTAL AREA	3107.92 sq. ft.



Drive OK - 1/31/08