

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

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
Public Works & Planning Department

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2937 River Bend Ct.  
 Parcel No. 2943-292-38-029  
 Subdivision Riverview Estates  
 Filing \_\_\_\_\_ Block 3 Lot 29

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,204 house  
 Sq. Ft. of Lot / Parcel 8,031 544 garage  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2,748 34%  
 Height of Proposed Structure 26'

**OWNER INFORMATION:**

Name Gabe and Linette Perez  
 Address 185 T2 Trail  
 City / State / Zip Grand Junction, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Stone Creek Homes, Inc.  
 Address 727 Curecanti Circle  
 City / State / Zip Grand Junction, CO 81503  
 Telephone 257-1676

**\*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 PLANNING 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 Floodplain Certificate Required: YES \_\_\_\_\_ NO   
 Maximum Height of Structure(s) 35' Parking Requirement 2  
 Voting District "E" Driveway Location Approval dh Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

**PAID**

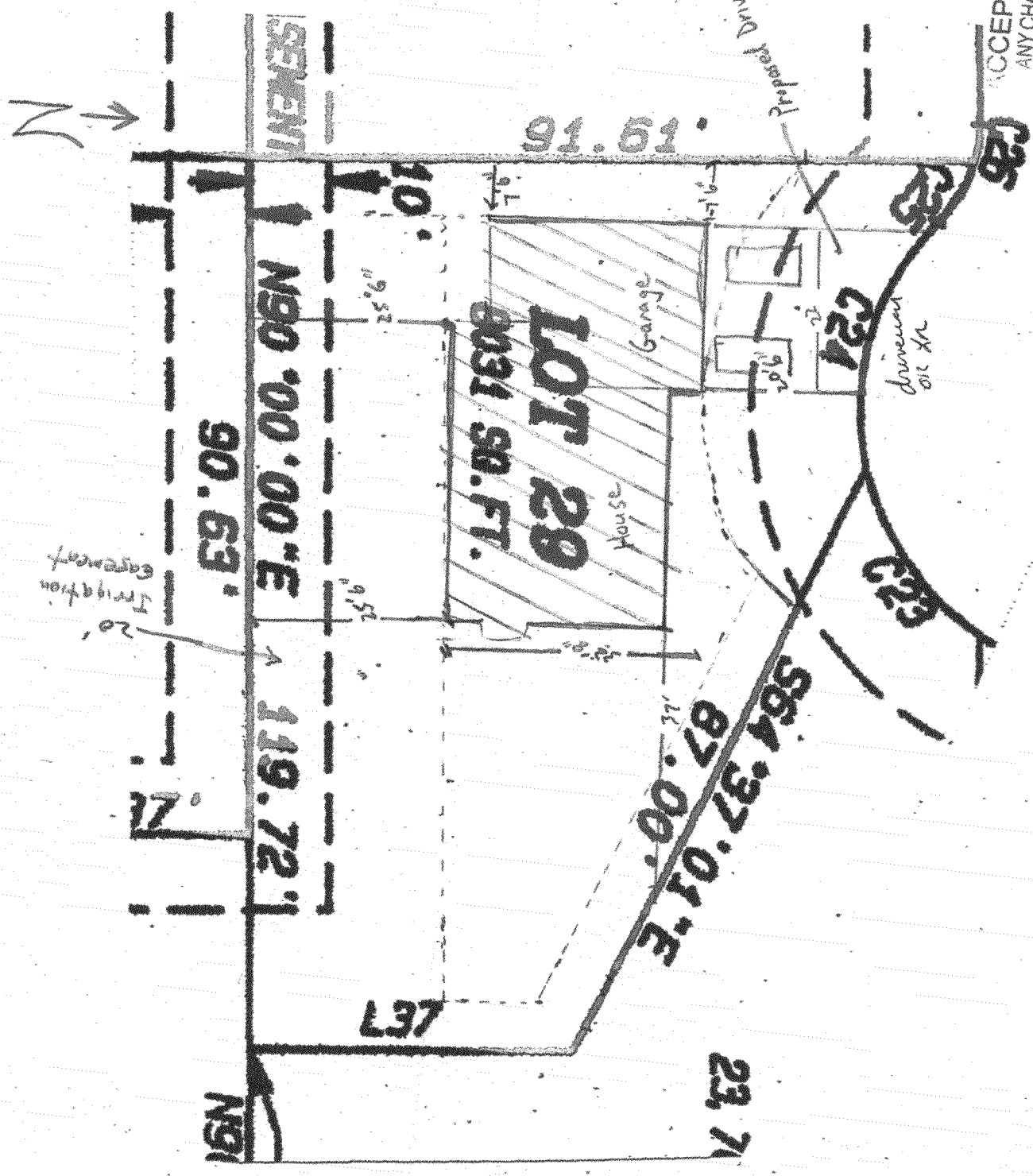
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building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

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 Gabe & Linette Perez Date 7/22/08  
 Planning Approval dh Pat Denney Date 7/22/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>P O O M S D</u>
Utility Accounting <u>u Bensey</u>	Date <u>8/25/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



2937 River Bend Ct

ACCEPTED & R Let Developer 7/2/08  
 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

20'  
 Irrigation  
 easement

SEMENT

LOT 20  
 8031 SQ. FT.

564.37.01'E  
 87.00.00'E

NSI

23.71

91.61

90.63'  
 119.72'



Imposed Driveway

driveway  
 012 X 6

C21

C22

C25

C27