

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

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

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

Building Address 2927 River Bend Lane No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-292-39-006 *OK* 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 6 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 x 133)

**\*TYPE OF HOME PROPOSED:**

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

NOTES: *\*ac paid can only go 3' into setback*  
*\*patio can only go 6' into setback unless concrete slab (flush). No roof or walls.*

**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 _____
Voting District <u>E</u>	Driveway Location Approval <u>PP</u> (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).

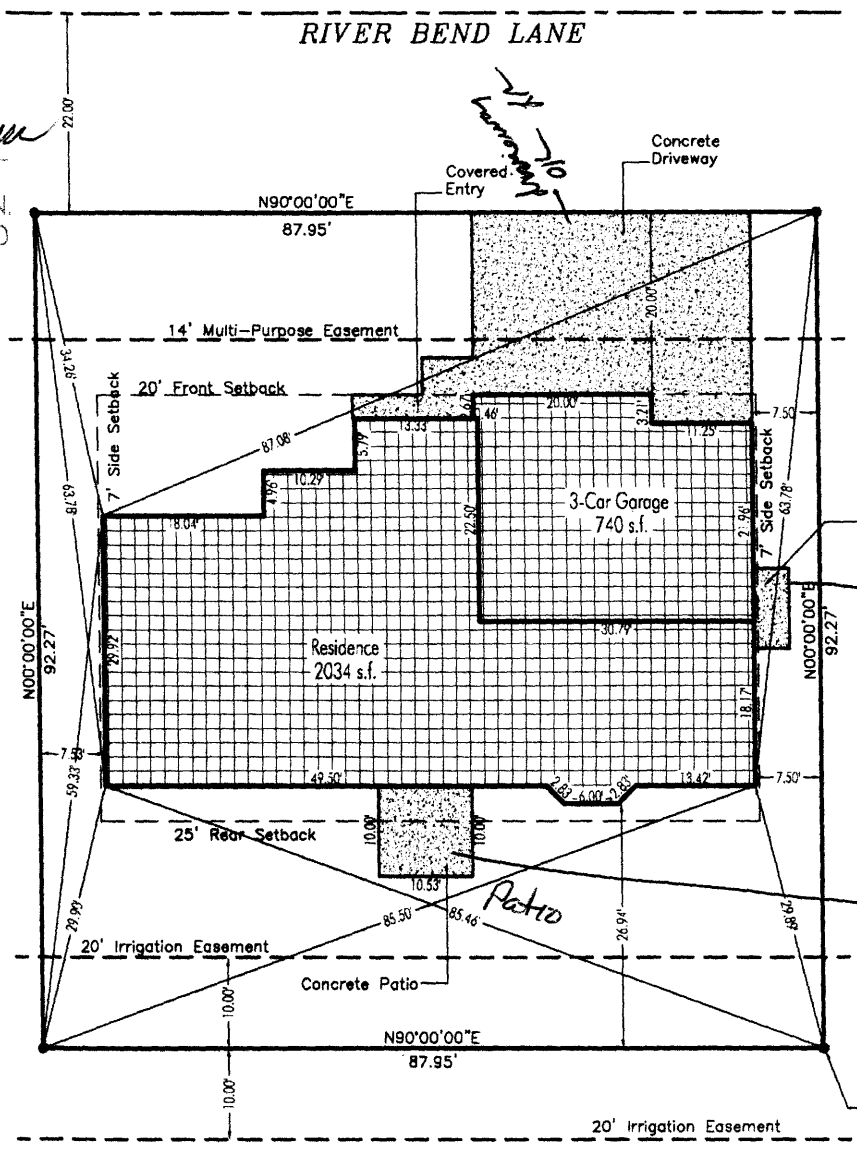
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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 CMSD</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)

ACCEPTED *PP Weachy Sp...*  
 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.

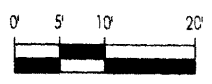


*AC pad can 3' into setback*

*if concrete flush slab, OK to encroach into setback. No walls or roof. If porch, only 6' into setback (no walls or roof)*



Graphic Scale  
 Scale: 1" = 20'



**APEX**  
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