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

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

BLDG PERMIT NO. _____

Building Address 2931 River Bend Ln. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-292-39-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2703
 Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 8115 SF
 Filing _____ Block 4 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2703 SF
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Fairway Homes, LLC
 Address 455 S Sun Ct
 City / State / Zip Grand Jct. CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ri Kunzman ^{Cassie}
 Address 455 S Sun Ct
 City / State / Zip Grand Jct CO 81504
 Telephone 970-985-0082

***TYPE OF HOME PROPOSED:**

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

NOTES: Easement released 10/17/07 per Dave 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 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>PH</u> (Engineer's Initials) |

PAID
MAR 13 2008

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).

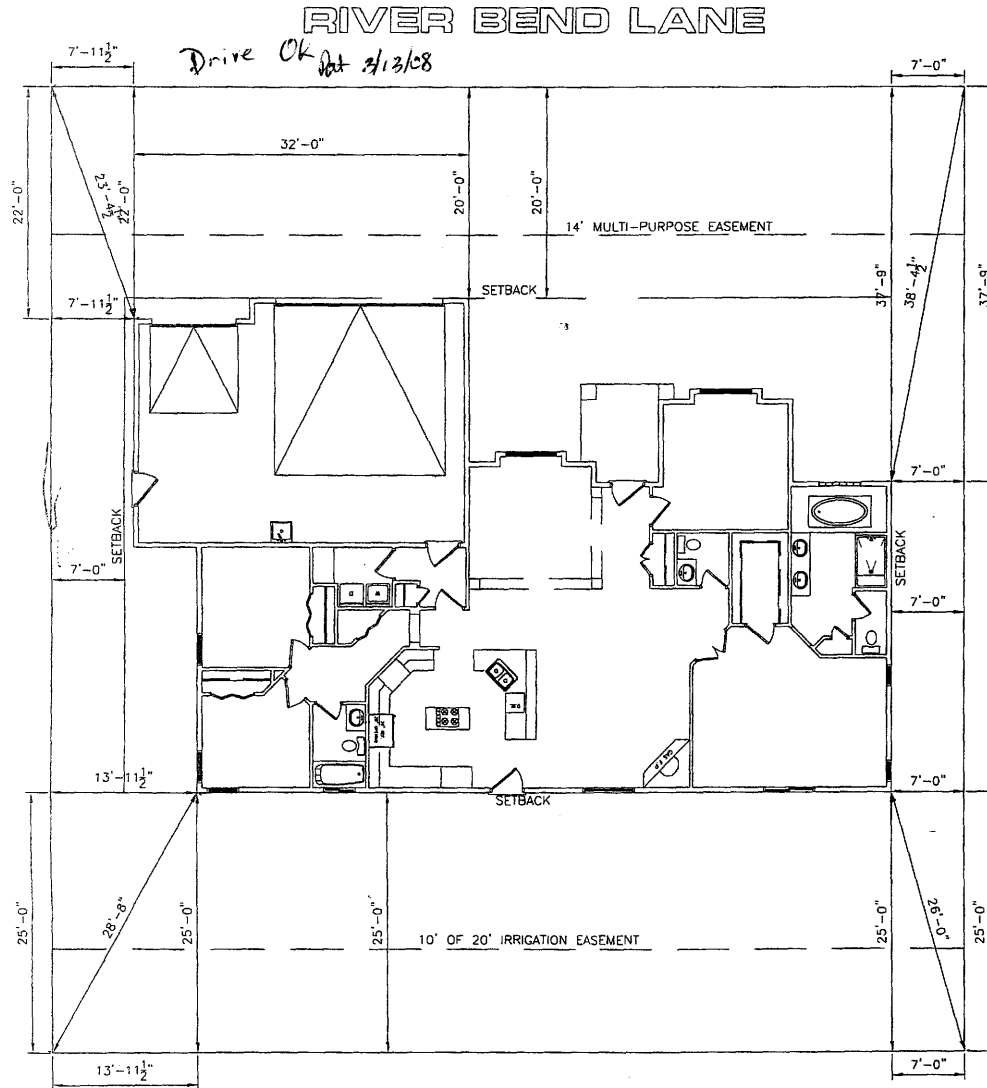
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Cassie Kunzman Date 03/11/07
 Department Approval PH Pat Dunlop Date 3/13/08

| | |
|--|------------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>PH OMSP</u> |
| Utility Accounting <u>UBensley</u> | Date <u>3/13/08</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 PA *Pat Olenky* 3/13/08
 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.

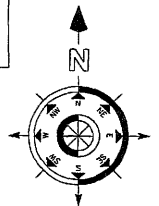


NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION



| SITE PLAN INFORMATION | |
|-----------------------|----------------------|
| SUBDIVISION NAME | RIVERVIEW ESTATES |
| FILING NUMBER | N/A |
| MODEL TYPE | N/A |
| LOT NUMBER | 8 |
| BLOCK NUMBER | 4 |
| STREET ADDRESS | 2931 RIVER BEND LANE |
| COUNTY | MESA |
| GARAGE SQ. FT. | 731 SF |
| LIVING SQ. FT. | 1972 SF |
| LOT SIZE | 8115 SF |
| SETBACKS USED | FRONT 20' |
| | SIDES 7' |
| | REAR 25' |

SCALE: 1"=20'-0"