

72

FEE \$ <u>10.00</u>
TCP \$ <u>2554.00</u>
SIF \$ <u>460.00</u>

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

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

Building Address 2921 Brook View LN  
 Parcel No. 2943-292-40-001  
 Subdivision River view estates  
 Filing 1 Block 5 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2462  
 Sq. Ft. of Lot / Parcel 9626  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2462  
 Height of Proposed Structure 17 ft

**OWNER INFORMATION:**

Name Sonshine II Construction  
 Address 2350 G Road  
 City / State / Zip GJ Co 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Sundance properties  
 Address 2350 G Road  
 City / State / Zip GJ Co 81505  
 Telephone 255-8653 (Greg)

**\*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 BH Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

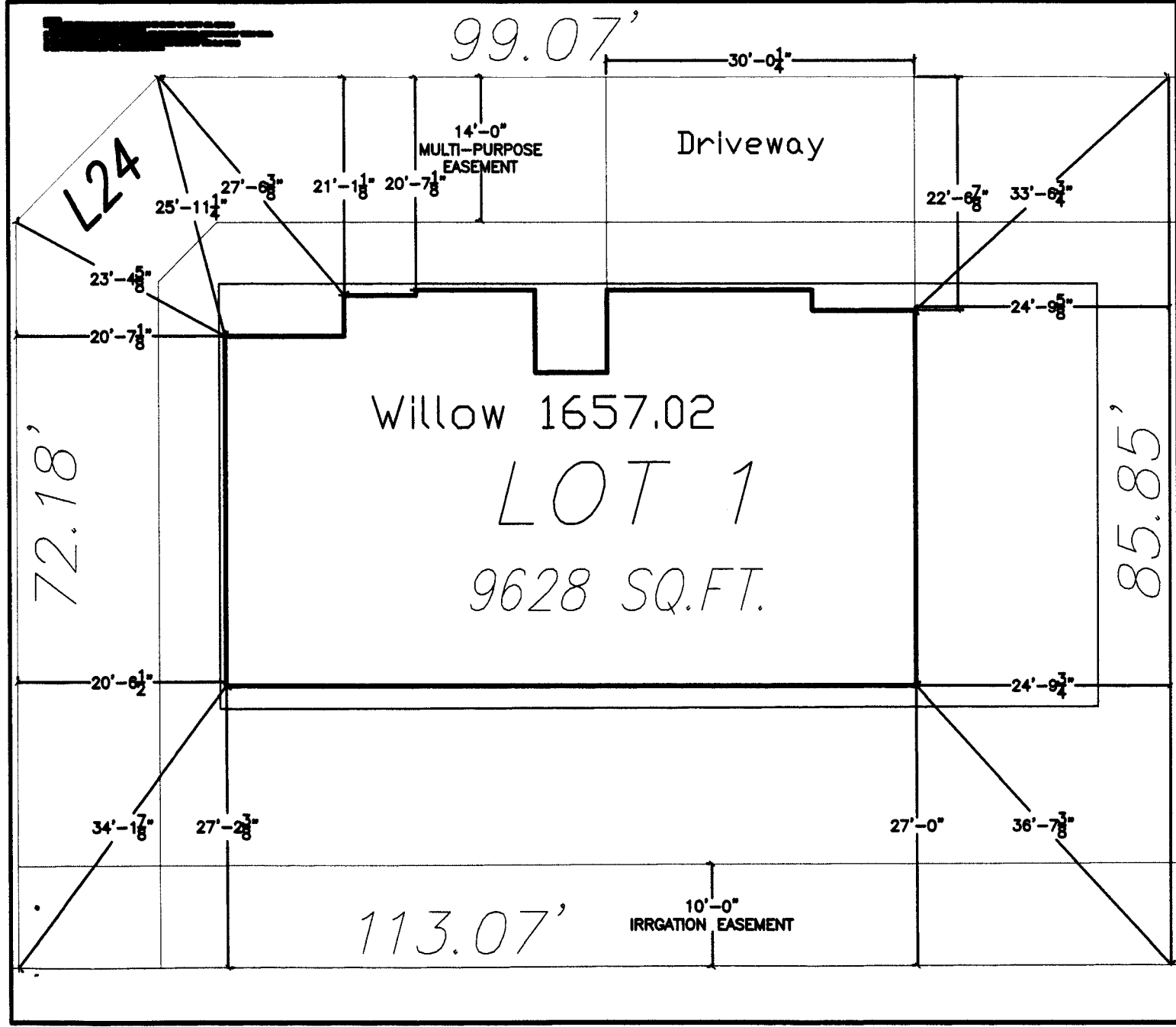
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 [Signature] Date 5/20/09  
 Planning Approval BH [Signature] Date 5/21/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>pd@omsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/1/09</u>

6-1-09  
 ACCEPTED *SH JR*  
 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.



NOTE: SETBACKS MUST BE MAINTAINED FROM ALL PROPERTY LINES. THE PROPERTY IS TO BE SETBACK PER LOCAL ORDINANCE CODE.

NOTED: VERIFY ALL SETBACKS AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

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

SITE PLAN INFORMATION

SUBDIVISION NAME	RIVERVIEW ESTATES
LOT NUMBER	1
BLOCK NUMBER	5
STREET ADDRESS	2921 Brook View LN
COUNTY	MESA
HOUSE SQ. FT.	1657.02 SF
GARAGE SQ. FT.	805 SF
LOT SIZE	9,628
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 27'



BLUE STAR INDUSTRIES

SONSHINE II  
 WILLOW 2921 BROOK VIEW LN  
 PLOT PLAN-BLK 5 LOT 1

OWNER'S COPY  
 11/1/09  
 11/1/09  
 SHEET 4