

22

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2927 Brook View Ln
 Parcel No. 2943-292-40-004
 Subdivision Riverview Estates
 Filing _____ Block 5 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1 Sq. Ft. Proposed 1,762
 Sq. Ft. of Lot / Parcel 9,614
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,424
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Sonshine II Construction & Dev, LLC
 Address 2350 G Rd
 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 Sundance Property Leasing, Inc.
 Address 2350 G Rd
 City / State / Zip Grand Junction, CO 81505
 Telephone (970) 255 8853

*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 R4 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 Floodplain Certificate Required: YES _____ NO X

Maximum Height of Structure(s) 35 Parking Requirement 2

Voting District E Driveway Location Approval _____ 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.

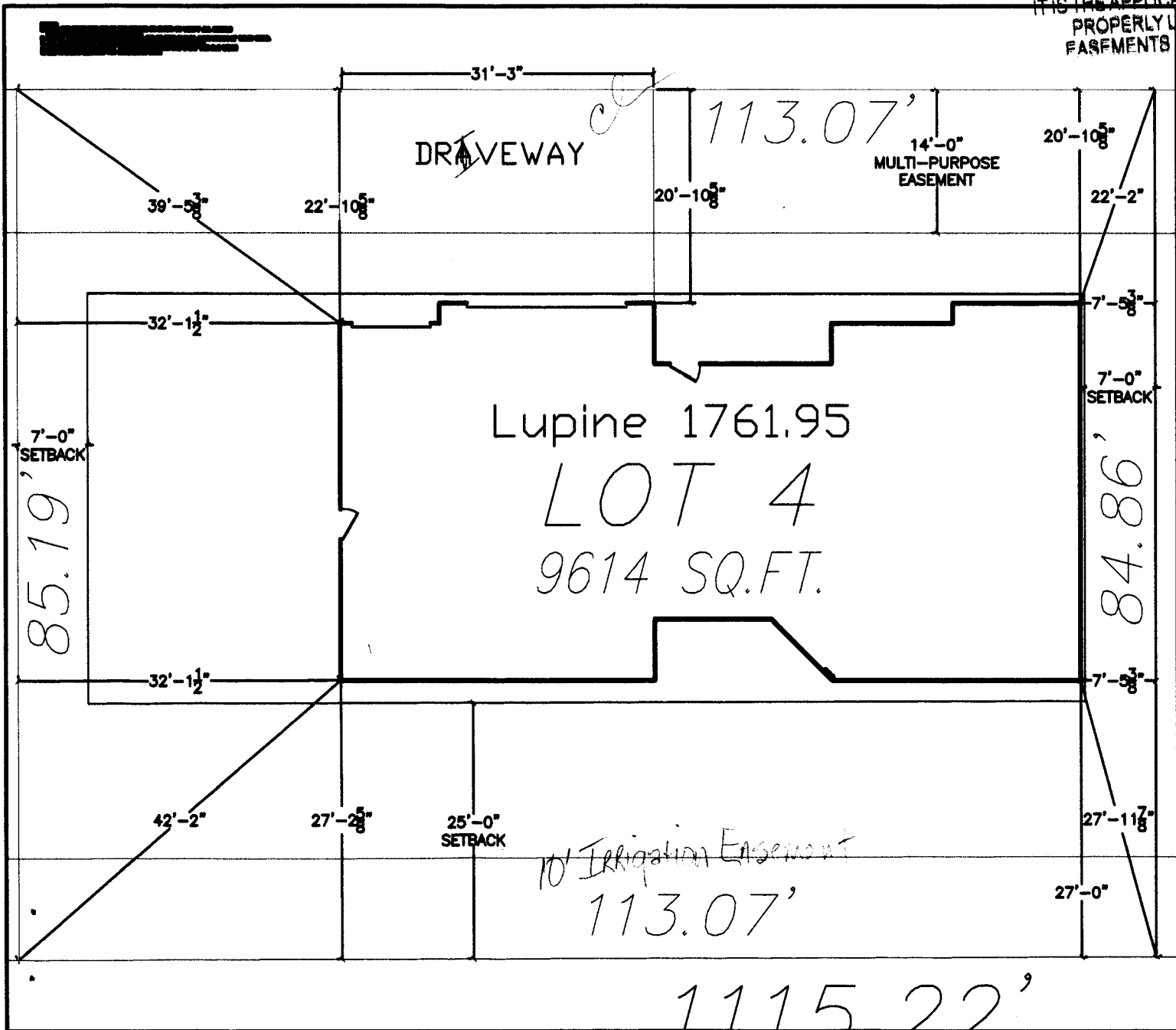
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6/8/09
 Planning Approval [Signature] Date 6/8/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>FD @ omsD</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/10/09</u>		

River View Lane

ACCEPTED *[Signature]*
 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. 10/12/07



NOTE: SETBACKS MUST BE MEASURED FROM THE FACE OF THE WALL OR THE FACE OF THE SETBACK PER LOCAL ORDINANCE.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	RIVERVIEW ESTATES
LOT NUMBER	4
BLOCK NUMBER	5
STREET ADDRESS	2927 BROOK VIEW LN
COUNTY	NEBA
HOUSE SQ. FT.	1761.95
GARAGE SQ. FT.	781.68
LOT SIZE	9614
SETBACKS USED	FRONT 7' SIDES 7' REAR 11'

SONSHINE II
 BLUE STAR INDUSTRIES
 LUPINE 2927 BROOK VIEW LN
 PLOT PLAN-BLK 5 LOT 4

DATE OF CASTERDAY
 10/12/07
 SHEET 4

REVISED 7/16/09 ce

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THIS SECTION TO BE COMPLETED BY PLANNING STAFF		
ZONE <u>R4</u>	Maximum coverage of lot by structures <u>50</u>	
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____	
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>	
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>	
Voting District <u>E</u>	Driveway Location Approval _____	Special Conditions _____
	(Engineer's Initials)	

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Applicant Signature [Signature] Date 6/8/09

Planning Approval [Signature] Date 6/8/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>Pat @ emsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/10/09</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)

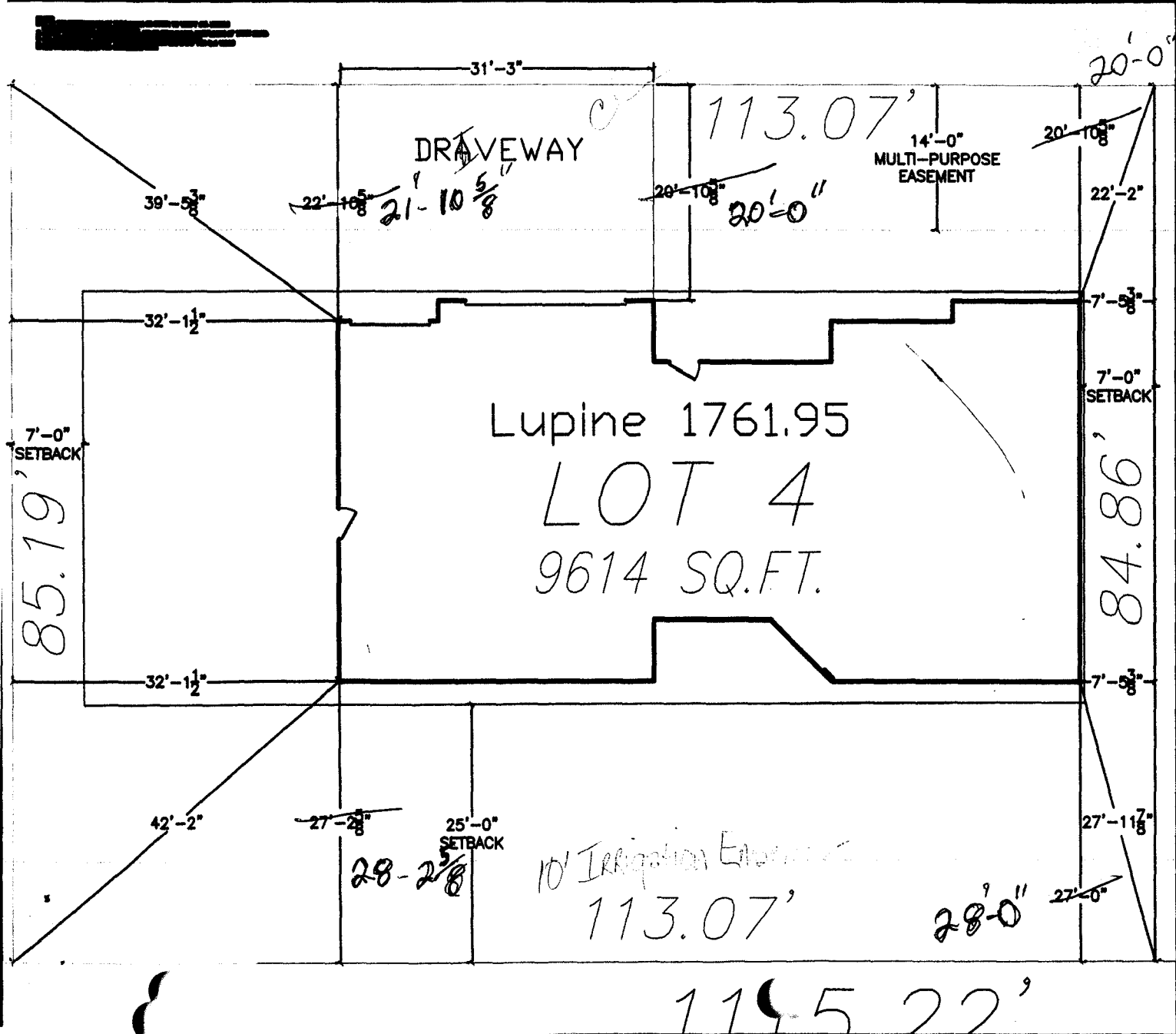
7/16/09

ACCEPTED
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Don Lane

REVISED 7/16/09

Pat Dennis
6/12/09



NOTE: SETBACKS MUST BE MAINTAINED FROM THE PART OF THE LOT SETBACK FOR LOCAL DISTRICT CODE.

SETBACK LINES ARE PULLED FROM ONE OF THE LINES OF THE LOT SETBACK. EXISTING ENCROACHMENTS WILL BE PRESERVED.

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

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BLOCK NUMBER	5
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COUNTY	NEVA
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GARAGE SQ. FT.	781.45
LOT SIZE	9614
SETBACKS USED	FRONT BY
	REAR BY



BLUE STAR INDUSTRIES

SONSHINE II
LUPINE 2927 BROOK VIEW LN
PLOT PLAN-BLK 5 LOT 4

DATE OF CONSTRUCTION
DRAWN BY
CHECKED BY
SHEET 4