

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

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

BLDG PERMIT NO. 12

**OMSD**

Building Address 2930 Brookview Ln  
 Parcel No. 2943-292-39-013  
 Subdivision Riverview Estates  
 Filing 1 Block 4 Lot 13

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1,512.85  
 Sq. Ft. of Lot / Parcel 8,114  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2,220  
 Height of Proposed Structure 17 feet

**OWNER INFORMATION:**

Name Sonshin e 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 Properties  
 Address 2350 G Rd  
 City / State / Zip Grand Junction, CO 81505  
 Telephone 255-8653 (Greg)

**\*TYPE OF HOME PROPOSED:**  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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 <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	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>"E"</u>	Driveway Location Approval <u>[Signature]</u>	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.

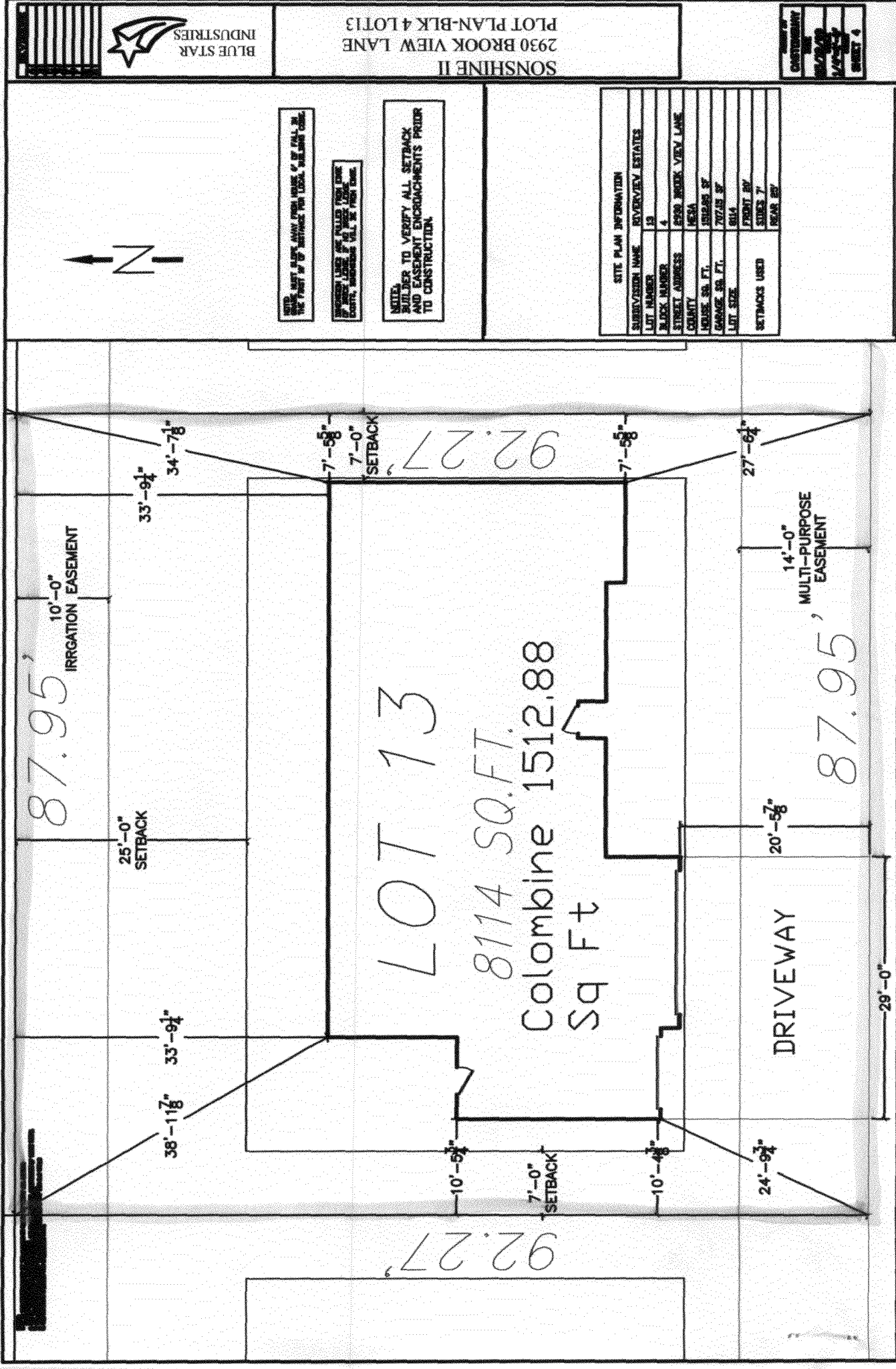
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/12/09  
 Planning Approval [Signature] Date 5/15/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-21-09</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)

ACCEPTED *MC*  
 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.



SONSHINE II  
 2930 BROOK VIEW LANE  
 PLOT PLAN-BLK 4 LOT13

DATE OF CERTIFICATE	12/10/19
DATE OF PLAN	12/10/19
DATE OF RECORD	12/10/19
SHEET #	4

NOTE: SETBACKS ARE TO BE MAINTAINED FROM THE FRONT, SIDE AND REAR OF THE LOT. SETBACKS FROM THE FRONT, SIDE AND REAR OF THE LOT SHALL BE MAINTAINED FROM THE EXISTING BUILDING OR STRUCTURE, UNLESS OTHERWISE NOTED.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	REVERVIEW ESTATES
LOT NUMBER	13
BLOCK NUMBER	4
STREET ADDRESS	2930 BROOK VIEW LANE
COUNTY	NEVA
HOUSE SQ. FT.	302.88 SF
GARAGE SQ. FT.	202.88 SF
LOT SIZE	8814
SETBACKS USED	FRONT 20' SIDE 7' REAR 20'