

FEE \$ 10.00
TCP \$ 2554.00
SIF \$ 460

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

BLDG PERMIT NO. _____

Building Address 2931 Brook View LN No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 -292 -40 -006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2331.97
 Subdivision Riverview estates Sq. Ft. of Lot / Parcel 9548
 Filing 1 Block 5 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2331.97
 Height of Proposed Structure 17

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 - 8853 (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 JS 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).

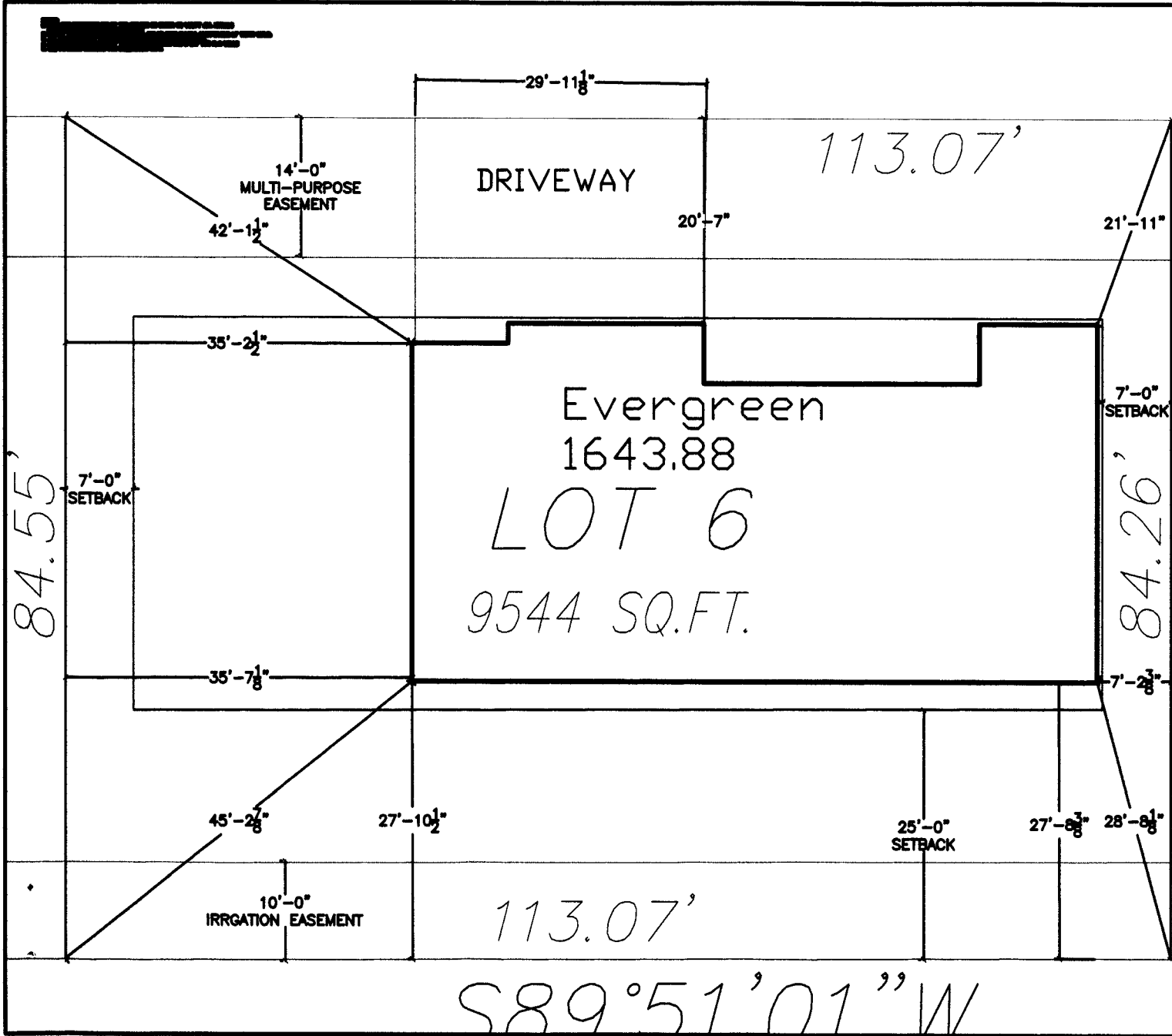
Applicant Signature [Signature] Date 5/20/09
 Planning Approval [Signature] Date 5/21/09

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. ada@omsd

Utility Accounting [Signature] Date 6/1/09

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)

6-1-09
 ACCEPTED *blh Lyli Reynolds*
 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.



113.07'

DRIVEWAY

14'-0" MULTI-PURPOSE EASEMENT

42'-1 1/2"

29'-11 1/8"

20'-7"

21'-11"

7'-0" SETBACK

35'-2 1/2"

35'-7 1/8"

7'-0" SETBACK

7'-0" SETBACK

84.55'

84.26'

7'-2 1/4"

7'-2 1/4"

45'-2 7/8"

27'-10 1/2"

25'-0" SETBACK

27'-8 3/8"

28'-8 1/8"

10'-0" IRRIGATION EASEMENT

113.07'

S89°51'01"W

NOTE: SETBACKS MUST BE MAINTAINED FROM THE CENTERLINE OF ALL ALLEYS AND DRIVEWAYS PER LOCAL ORDINANCES.

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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	6
BLOCK NUMBER	5
STREET ADDRESS	2931 BROOK VIEW LN
COUNTY	NEVA
HOUSE SQ. FT.	1643.88 SF
GARAGE SQ. FT.	630.00
LOT SIZE	9544
SETBACKS USED	FRONT BY
	SIDES 7'
	REAR BY

SONSHINE II

BLUE STAR INDUSTRIES

EVERGREEN 2931-BROOK VIEW LN

PLOT PLAN-BLK 5 LOT 6

DATE OF CONSTRUCTION: 06/20/09

BY: [Signature]

SCALE: 1"=40'

SHEET 4