

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 2937 Brook View Ct  
 Parcel No. 2943-292-38-036  
 Subdivision Riverview Estates  
 Filing \_\_\_\_\_ Block 3 Lot 36

No. of Existing Bldgs — No. Proposed 1  
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1681  
 Sq. Ft. of Lot / Parcel 9,551  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2,332  
 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 <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 <u>[Signature]</u> (Engineer's Initials)	Special Conditions _____

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.

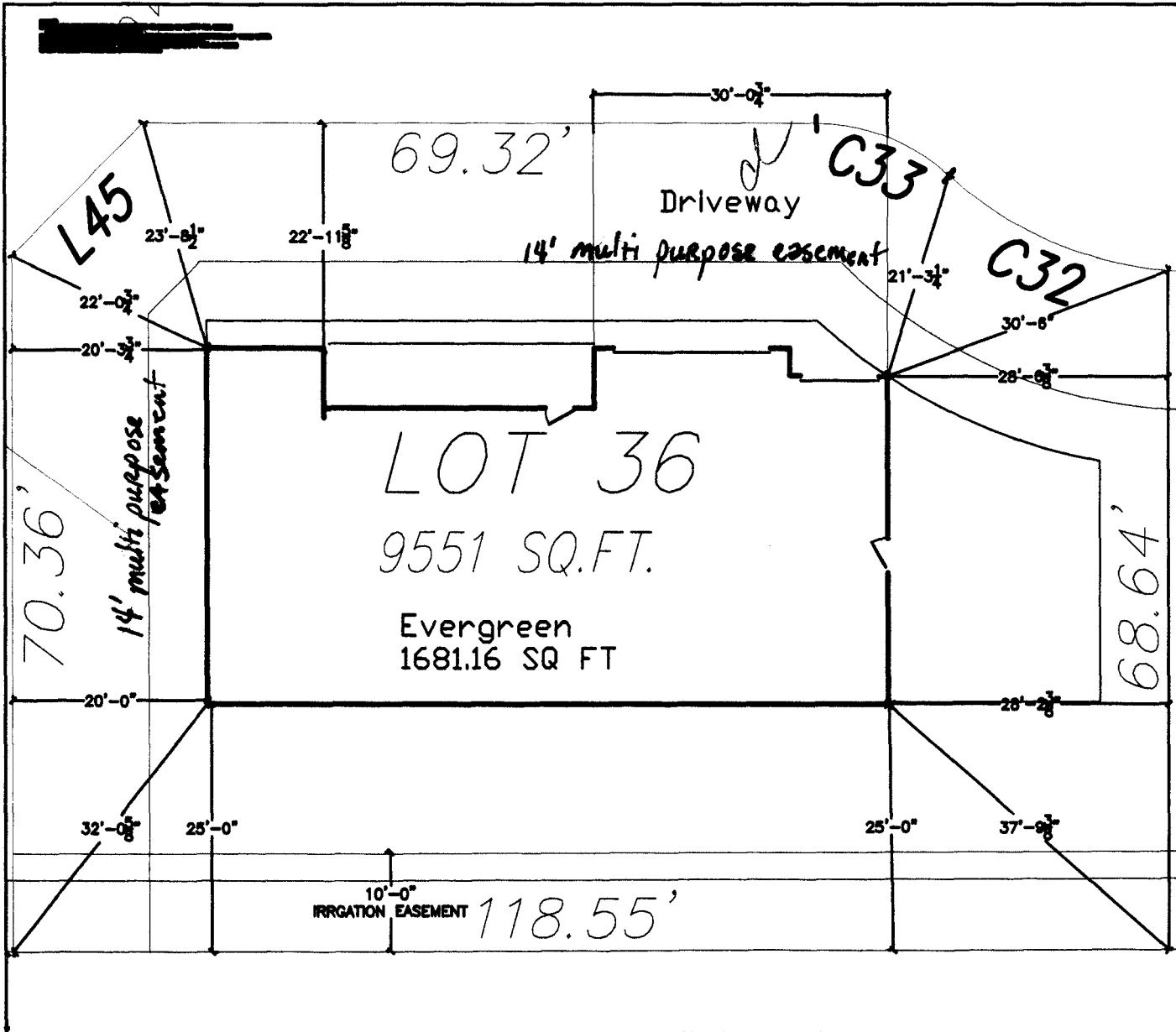
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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  NO  W/O No. td @ OMSD

Utility Accounting [Signature] Date 6/10/09

ACCEPTED *Ch. L. R. Ryals*  
 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.



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**NOTE:** THE APPLICANT SHALL VERIFY THE LOCATION OF ALL EASEMENTS AND SETBACKS PRIOR TO CONSTRUCTION.

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**SITE PLAN INFORMATION**

SUBDIVISION NAME	EVERGREEN ESTATES
LOT NUMBER	36
BLOCK NUMBER	3
STREET ADDRESS	8937 BROOK VIEW CT
COUNTY	NEHA
HOUSE SQ. FT.	1681.16 SF
GARAGE SQ. FT.	645 SF
LOT SIZE	9551 SF
SETBACKS USED	FRONT 10'
	SIDES 7'
	REAR 20'

**EVERGREEN ESTATES**

**EVERGREEN 2897 BROOK VIEW CT**

**LOT 36**

**LOT 36**