

FEE \$ 10⁰⁰
 TCP \$ 2554⁰⁰
 SIF \$ 460⁰⁰

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 282 Confluence CT
 Parcel No. 2943 - 292-38 -022
 Subdivision Riverview Estates
 Filing _____ Block 3 Lot 22

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1930
 Sq. Ft. of Lot / Parcel 28,735
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2903
 Height of Proposed Structure 19'

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): _____

PAID
 SEP 18 2009

APPLICANT INFORMATION:

Name Sundance Property Leasing, Inc.
 Address 2350 G Rd
 City / State / Zip Grand Junction, CO, 81505
 Telephone (970) 255 2853

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: no fences or alterations in slope stability setback ACCO APPROVAL

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 RD Special Conditions no fences or alterations in slope stability setback ACCO APPROVAL
 (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.

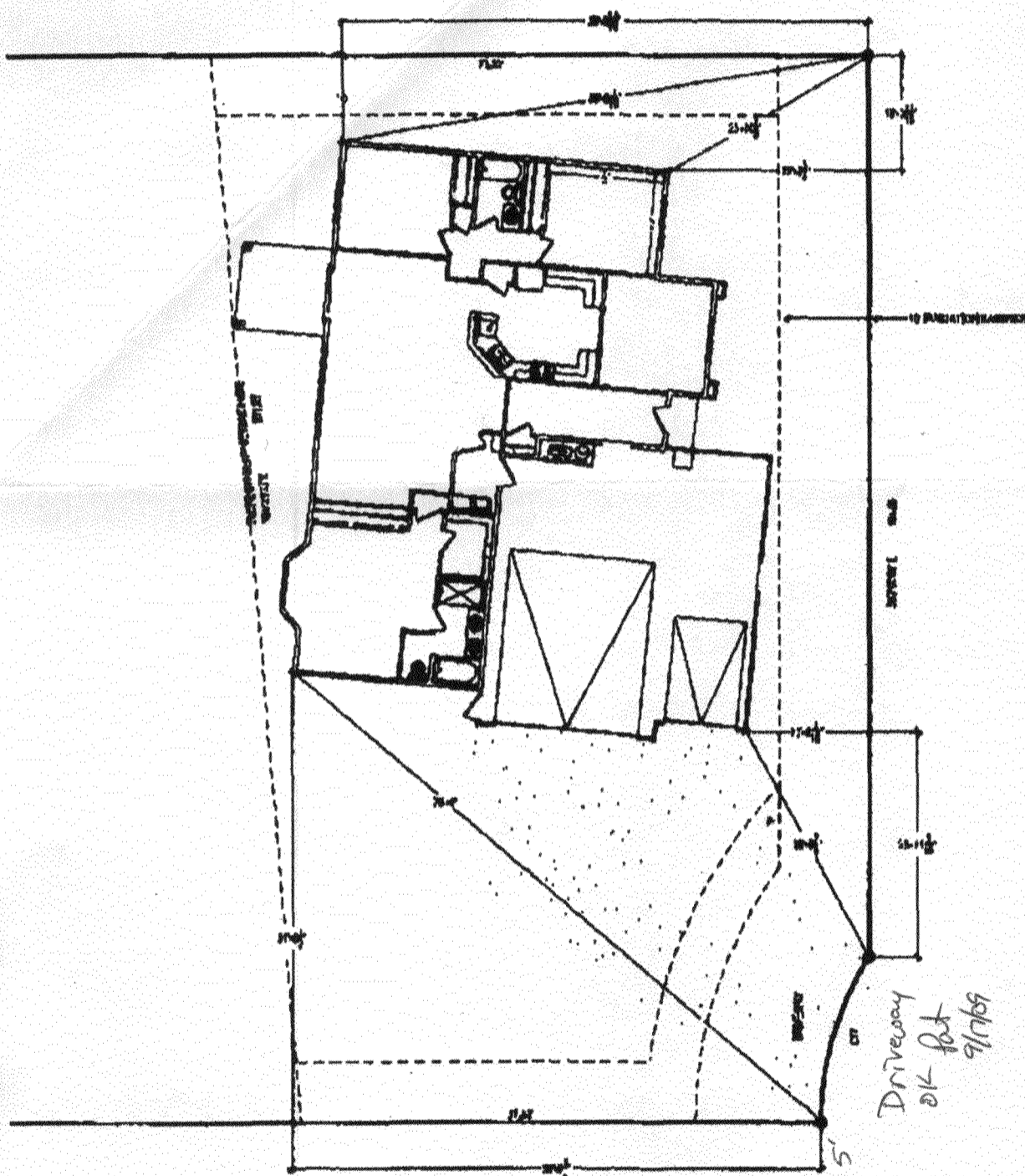
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date ~~7/31/09~~ 9/17/09
 Planning Approval [Signature] Date ~~8/11/09~~ 9/17/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 0msd
 Utility Accounting [Signature] Date 9/18/09

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)

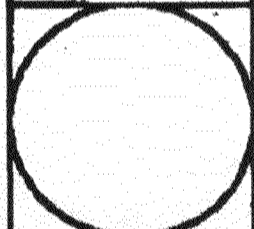
River View Escalators	
NO.	1
DATE	7/1/09
BY	ADT
SCALE	AS SHOWN
PROJECT	282 CONFERENCE COURT
CLIENT	GRAND JUNCTION, CO.
DATE	7/1/09



ACCEPTED *ADT*
 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.

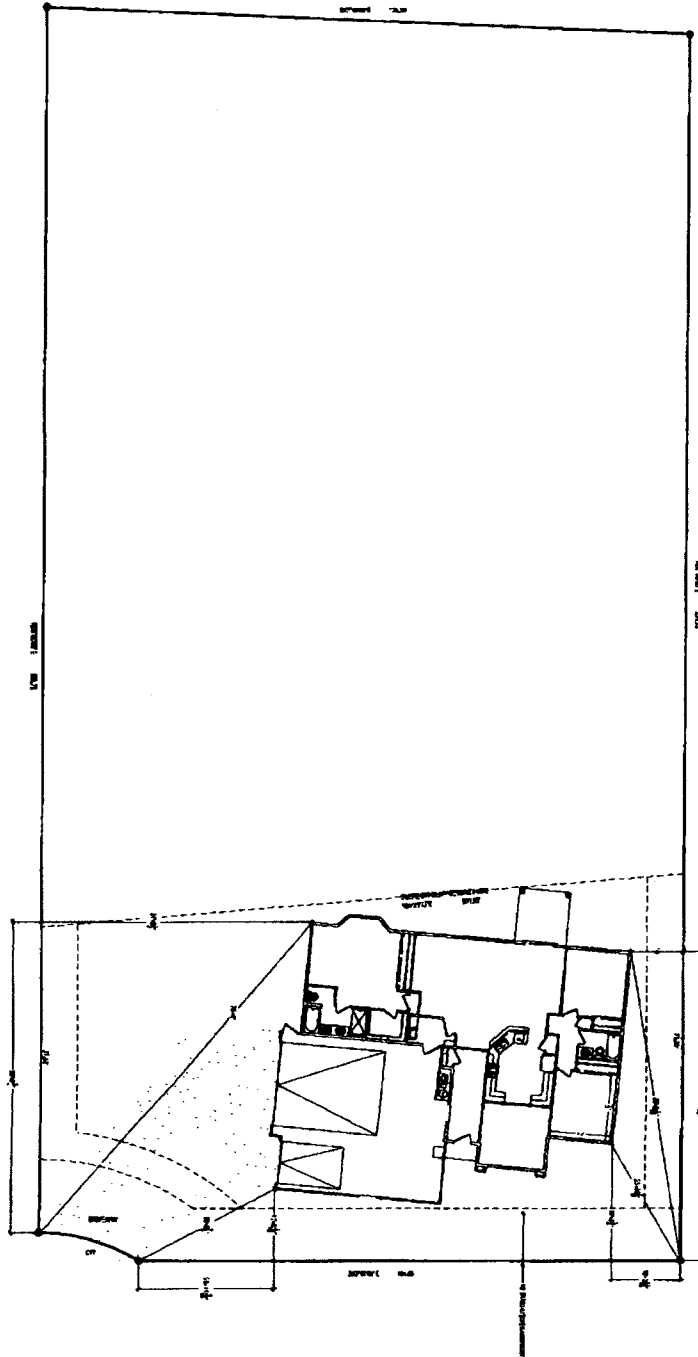


The Centennial
 282 Confluence Court
 River View Estates - Grand Junction, CO.



Revisions	
1	
2	
3	
4	
5	

Drawn by	ADT
Check Date	7/8/09
Date	6/23/09
Scale	1" = 10'
Site Plan	
C1	



C1	Site Plan	1" = 10'	6/23/09	7/8/09	ADT		<p style="text-align: center;">The Centennial</p> <p style="text-align: center;">282 Confluence Court River View Estates - Grand Junction, CO.</p>	<p style="font-size: 0.8em;">Advanced Drafting Technicians LLC Drafting and Design 1800 North W. 4th Street - 101 Grand Junction, CO 81505 PHONE: 970.245.1452 FAX: 970.245.1453 WWW.ADTDESIGN.COM</p>
		ADT	7/8/09	6/23/09	1" = 10'			