

REVISED 7/2/09

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 283 Red water Pl
 Parcel No. 2943-292-39-009
 Subdivision Riverview Estate
 Filing — Block 4 Lot 9

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1527
 Sq. Ft. of Lot / Parcel 8,024
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,220 2155.58
 Height of Proposed Structure 18

OWNER INFORMATION:

Name Sunshine 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) 255-2853

*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 DH 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 6/15/09
 Planning Approval [Signature] Date 6/16/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>PLA (1151)</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/23/09</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)

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 Parcel No. 2943-292-39-009
 Subdivision Riverview Estates
 Filing — Block 4 Lot 9

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 City / State / Zip Grand Junction, CO 81505

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- 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

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- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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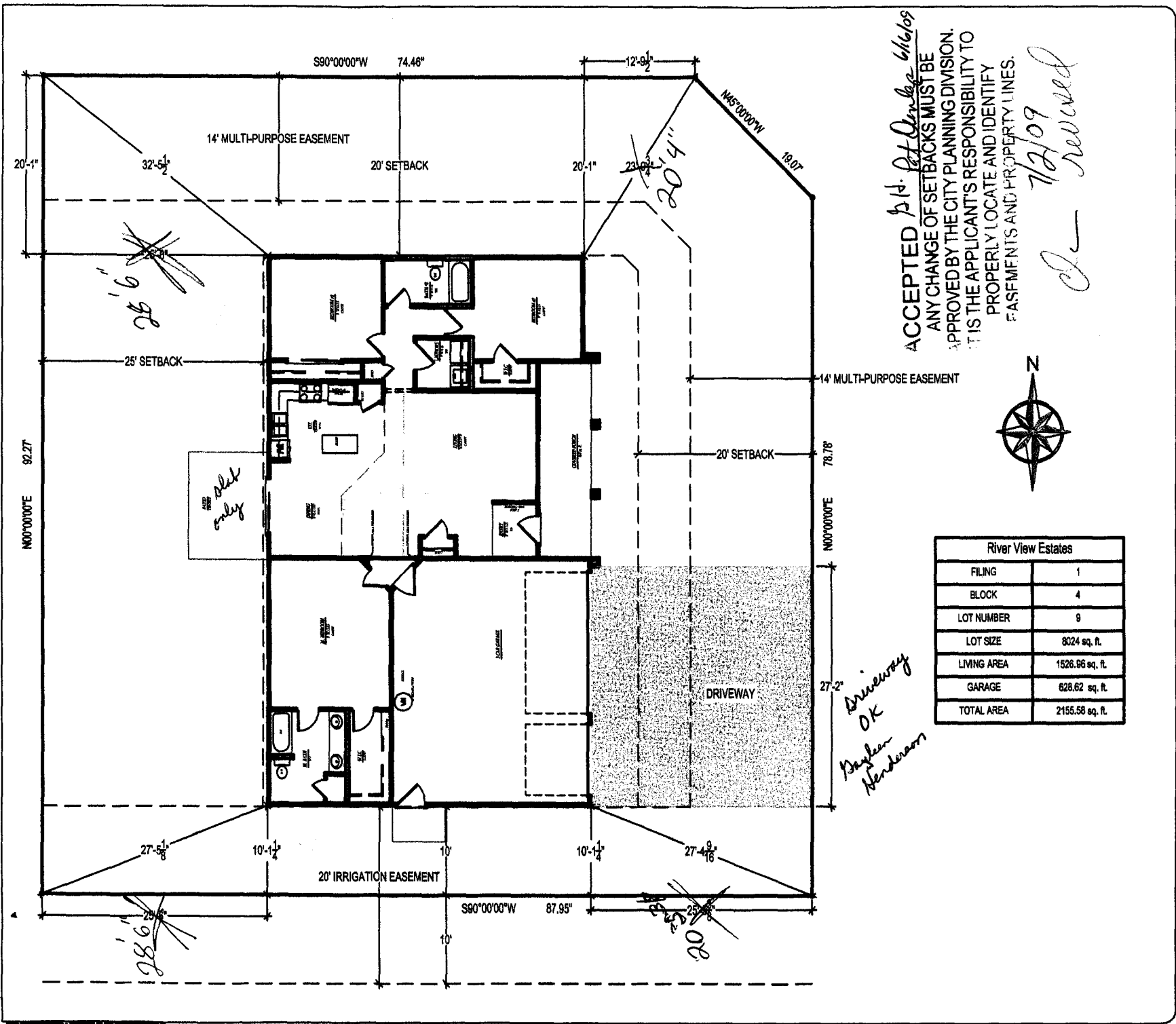
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 Planning Approval [Signature] Date 6/16/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PDA (MSD)</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/23/09</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)



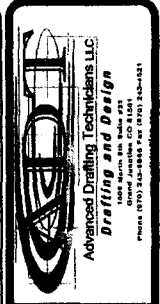
ACCEPTED *6/11/09* *at Denver 6/16/09*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



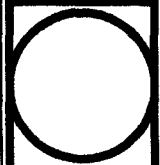
River View Estates	
FILE NUMBER	1
BLOCK	4
LOT NUMBER	9
LOT SIZE	8024 sq. ft.
LIVING AREA	1526.86 sq. ft.
GARAGE	628.62 sq. ft.
TOTAL AREA	2155.58 sq. ft.

Driveway OK
Maxwell Henderson

7/2/09 reviewed



283 Red Water Place
 Sometime II / River View Estates
 Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: **ADT**
 REV Date: **6/11/09**
 Date: **6/11/09**
 Title: **nts**

Site Plan
 Sheet **C1**