

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2908 River Bend Ln No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-292-38-005 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2,709

Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 8,392 sq. ft.

Filing 1 Block 3 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,706 sq. ft. 44%

**OWNER INFORMATION:**

Name First Assembly

Address 402 Grand Ave

City / State / Zip GJ, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name First Assembly

Address 402 Grand Ave

City / State / Zip GJ, CO 81501

Telephone 970-243-0731

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: 970-250-0819

ACCO APPROVAL REQ'D

**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 [Signature] Special Conditions ACCO APPROVAL REQ'D  
 (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 11/23/09

Planning Approval [Signature] Date 11/24/09

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. W/O No. 51-5248

Utility Accounting [Signature] Date 11-30-09

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)

ACCEPTED

*[Handwritten signatures]*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.

N89°48'50"E

78.17'

10' Irrigation Easement

30.82

N00°00'00"E

107.23'

7.17

107.48'

56'-0"

15.00

56'-6"

22.00

Driveway

20.00

14' Multi - Purpose Easement

N90°00'00"E

30.00

78.17'

# RIVER BEND LANE

## 2908 River Bend Lane

Lot 5 of Block 3 (Approx. 8,392 Sq. Ft.)

Tax ID: 2943-292-38-005

Riverview Estates



0 10 20



Scale: 1"=20'