

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 2919 RiverBend Ln No. of Existing Bldgs      No. Proposed 1  
 Parcel No. 1943-292-39-002 Sq. Ft. of Existing Bldgs      Sq. Ft. Proposed 1686  
 Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 8,114  
 Filing      Block 4 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2,419  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Sonshin II Construction & Dev, LLC  
 Address 2350 G Ad  
 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 Ad  
 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): \_\_\_\_\_

**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 <u>    </u>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <u>    </u> 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>	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.

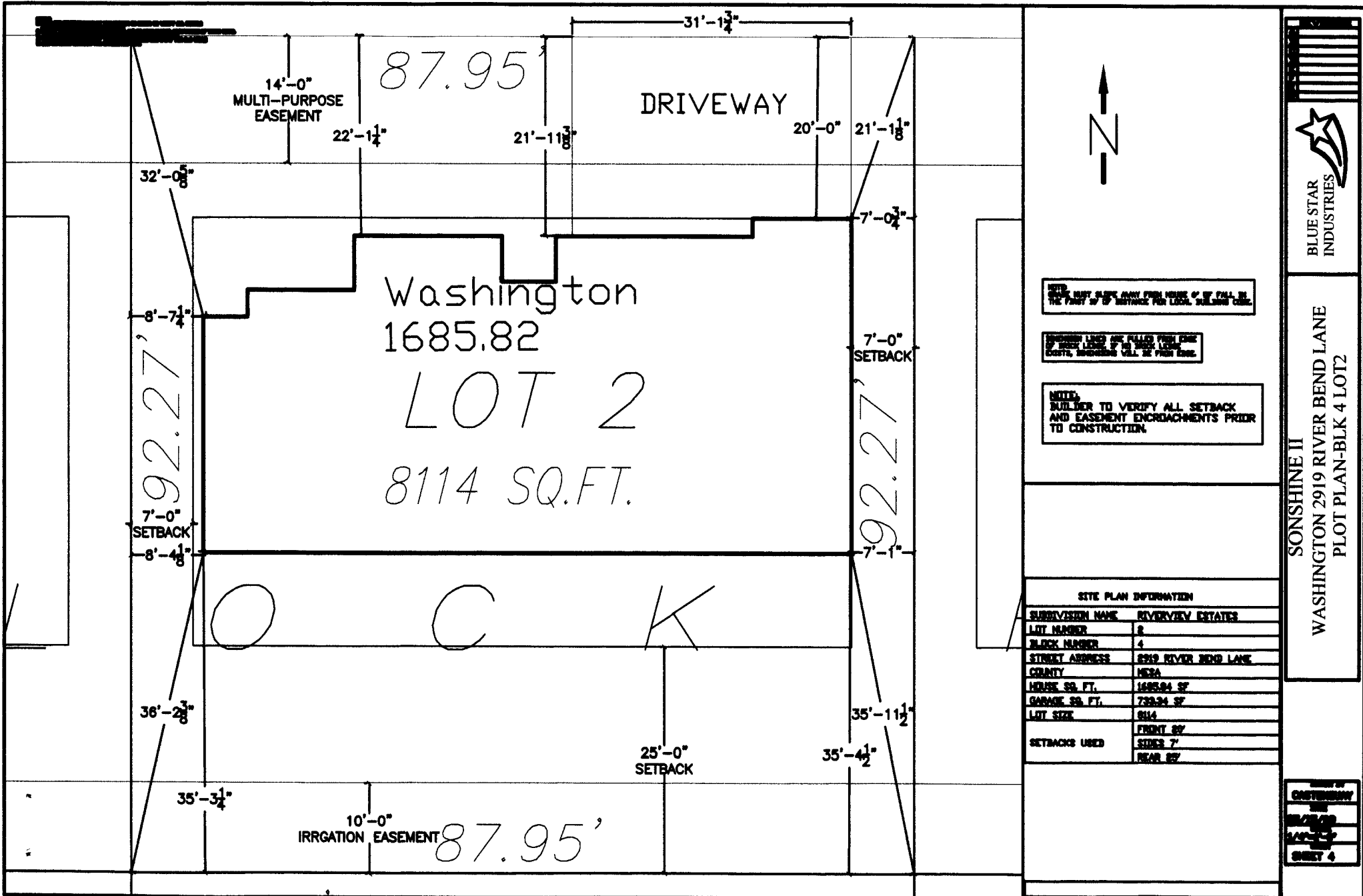
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6/8/09  
 Planning Approval [Signature] Date 6/8/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No: <u>pd @ omsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/10/09</u>

River Bend Lane

ACCEPTED *Chris L. 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.



**NOTE:** SETBACKS MUST BE MAINTAINED FROM THE FRONT LINE OF THE PROPERTY TO THE PROPERTY LINE. SETBACKS MUST BE MAINTAINED FROM THE FRONT LINE OF THE PROPERTY TO THE PROPERTY LINE. SETBACKS MUST BE MAINTAINED FROM THE FRONT LINE OF THE PROPERTY TO THE PROPERTY LINE.

**NOTE:** BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	REVIEWER ESTATES
LOT NUMBER	4
BLOCK NUMBER	4
STREET ADDRESS	6919 RIVER BEND LANE
COUNTY	NEBA
HOUSE SQ. FT.	1485.84 SF
GARAGE SQ. FT.	739.34 SF
LOT SIZE	814
SETBACKS USED	FRONT 87
	SIDES 7'
	REAR 87



BLUE STAR INDUSTRIES

SONSHINE II  
 WASHINGTON 2919 RIVER BEND LANE  
 PLOT PLAN-BLK 4 LOT 2

DATE: 10/15/10  
 SHEET 4