

FEE \$	10
TCP \$	8,554
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 282 Watersedge CT
Parcel No. 2943-292-38-014
Subdivision Riverview Estates
Filing 1 Block 3 Lot 14

No. of Existing Bldgs — No. Proposed 1
Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed ~~1774~~ 2981
Sq. Ft. of Lot / Parcel 22,041
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2981
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): _____

APPLICANT INFORMATION:

Name Sundance Property Leasing, Inc.
Address 2350 G Rd.
City / State / Zip Grand Junction, CO 81505
Telephone (970) 255-8853 (Grog 640 4325)

***TYPE OF HOME PROPOSED:**

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

NOTES: ACCO APPROVAL REQUIRED

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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval _____	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.

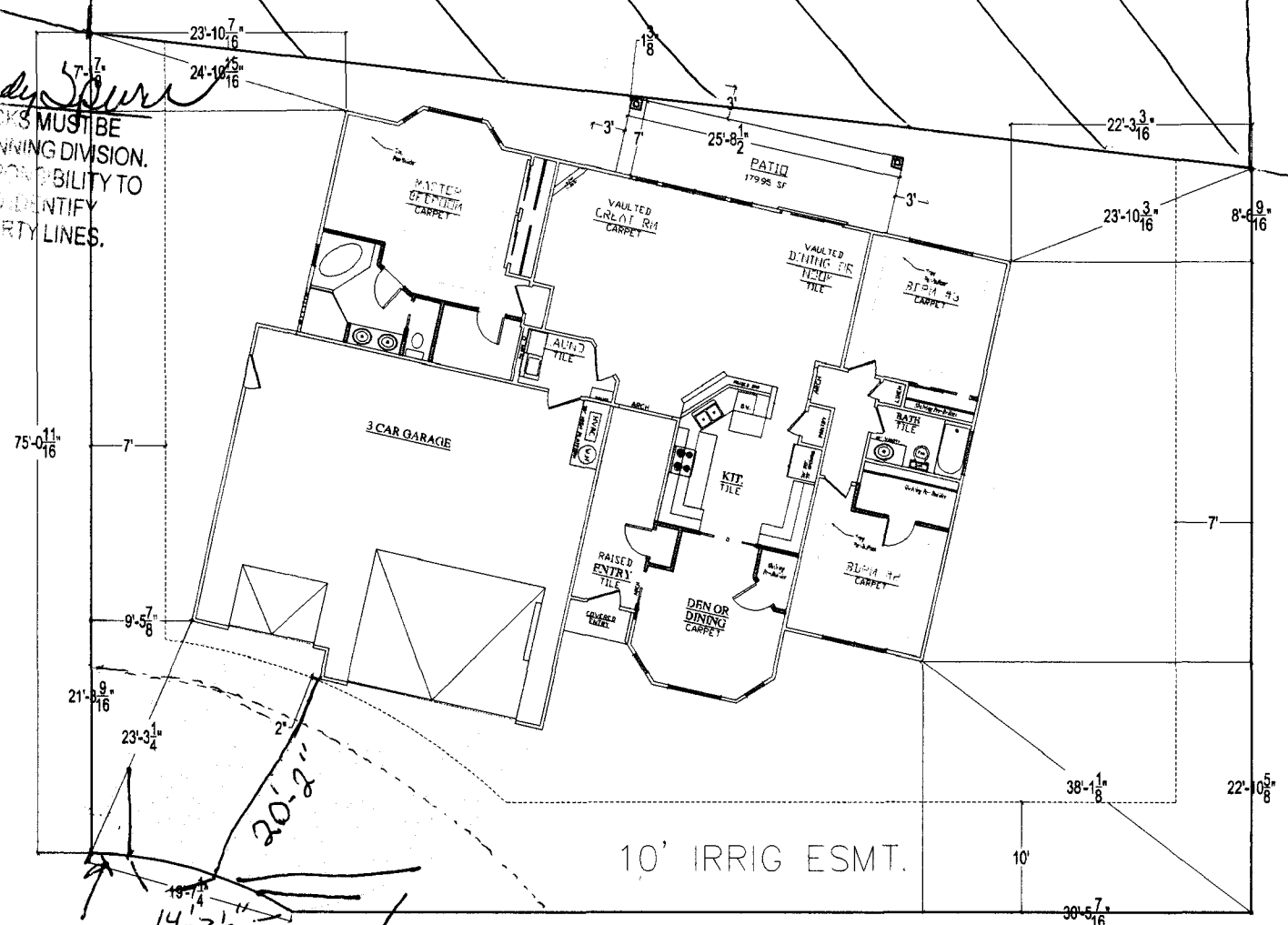
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 9/30/09
Planning Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>and #5540</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-1-09</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 *Wendy Sour*
 ANY CHANGE IN TRACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



5 FT

14'-7¹/₄"

20'-2"

14 foot esment

Dimension ok JR.

THE COLORADO
 @ 282 WATSEDEGE COURT
 BLK 3 - LOT 14