

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

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

BLDG PERMIT NO. _____

PCR-2011-525
 Receipt # 36-089

Building Address 2909 BROOKVIEW LN.
 Parcel No. 2943-292-36-005
 Subdivision RIVERVIEW ESTATE
 Filing 1 Block 2 Lot 5

No. of Existing Bldgs -0- No. Proposed 1
 Sq. Ft. of Existing Bldgs -0- Sq. Ft. Proposed 1927
 Sq. Ft. of Lot / Parcel 8135 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2380
 Height of Proposed Structure 19'-7"

OWNER INFORMATION:

Name SUNSHINE II
 Address 2350 G ROAD
 City / State / Zip GRAND JCT CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name ~~Blue Star Const~~ Sundance
 Address 2350 G ROAD
 City / State / Zip GRAND JCT CO 81505
 Telephone 970-255-8853 640-4325

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: NEED 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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7/3</u> from PL Rear <u>27/5</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	PAID DEC 28 2010

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.

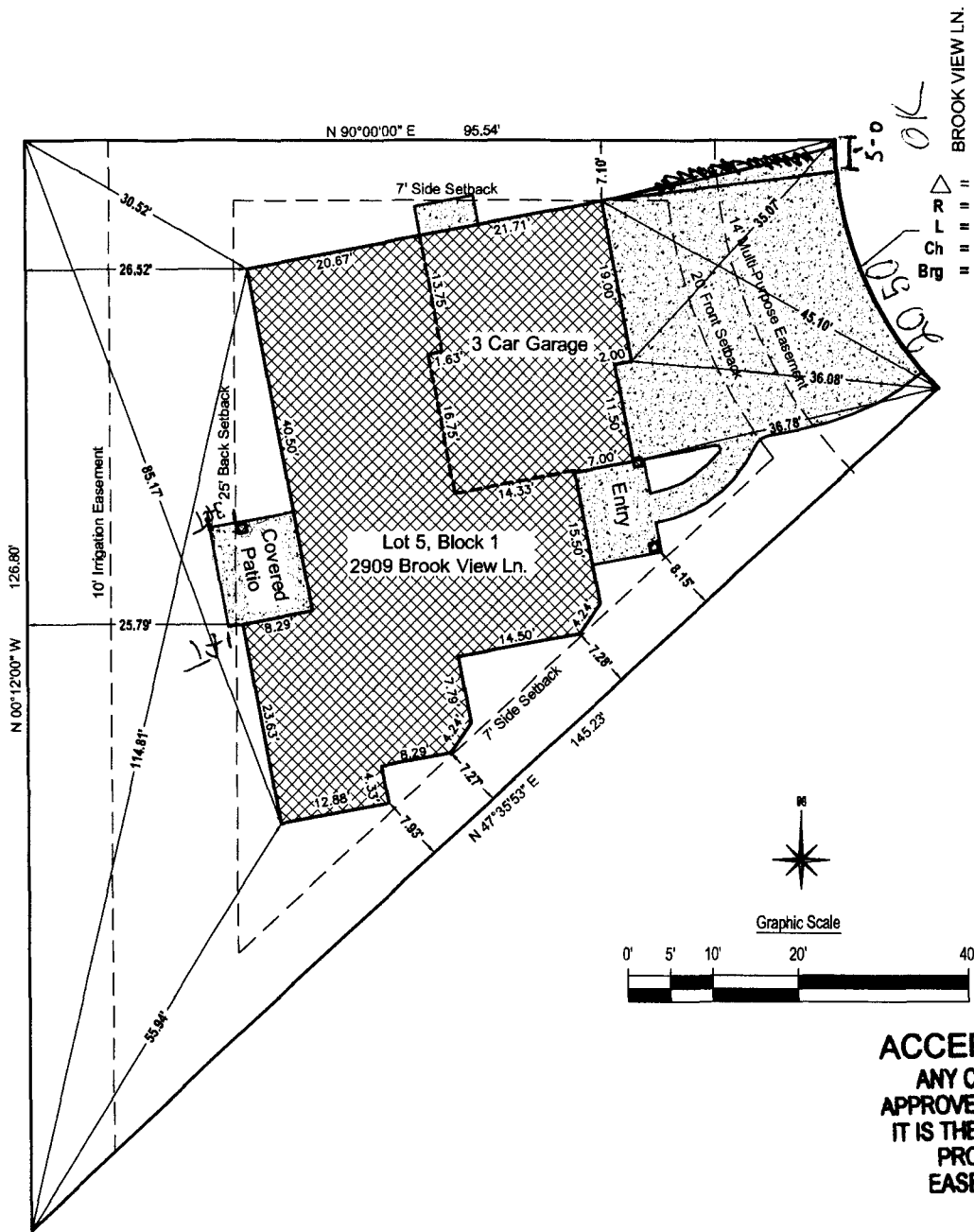
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12/15/10
 Planning Approval [Signature] Date 12/28/10

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

Utility Accounting [Signature] Date 12-28-10 5322

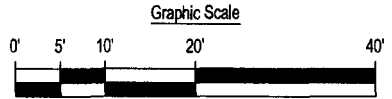
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



- △ = 44°19'59"
- R = 41.50'
- L = 32.11'
- Ch = 31.32'
- Brg = S 22°50'00" E

5-0 OK
0306

BROOK VIEW LN.



ACCEPTED *in Padlock 12/28/10*
 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.