

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 2910 Brookview Lane No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-292-37-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1868  
 Subdivision RIVERVIEW ESTATE Sq. Ft. of Lot / Parcel 8011 #  
 Filing 1 Block 2 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 41%  
 Height of Proposed Structure 18'-3 1/2"

**OWNER INFORMATION:**

Name SONSHINE 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 SONSHINE II  
 Address 2350 G ROAD  
 City / State / Zip GRAND JCT, CO 81505  
 Telephone 970-255-8853

**\*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>56%</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>25/5</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 <u>GH</u> (Engineer's Initials)	Special Conditions _____

**PAID**  
 JUN 02 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 6-2-10  
 Planning Approval [Signature] Date 6-2-10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PD (MSP)</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/2/10</u>



SCALE: 1" = 20'

LOT 1  
BLOCK 4

LOT 2  
BLOCK 4

BROOK VIEW LANE

N 90°00'00" E 90.00'

10' IRRIGATION EASEMENT

55.27'

25'-11"

25'-11"

21'-3 1/2"



REAR

25' FRONT SETBACK

8'-2 1/2"

N 00°00'00" E

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

2910 BROOK VIEW LANE

92.27'

LOT 17  
BLOCK 4

A/C UNIT  
CAN ENCRUSH  
3 1/2" INTO  
SETBACK

20'-4"

8' 7" SIDE SETBACK

8'-2 1/2"

20' FRONT SETBACK

22'-0 1/4"

29'-0"

Driveway OK  
Dayton Hick

N 90°00'00" E 53.00'

LOT 4  
BLOCK 1

LOT 5  
BLOCK 1

LOT 6  
BLOCK 1

ACCEPTED 9/14 *[Signature]*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.

IT IS THE APPLICANT'S RESPONSIBILITY TO LOT 7 PROPERLY LOCATE AND IDENTIFY BLOCK 1 EASEMENTS AND PROPERTY LINES

DATE: 5-27-10