

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 2933 Brook View Ln.
 Parcel No. 2943-292-40-007
 Subdivision RIVERVIEW ESTATES
 Filing 1 Block 5 Lot 7

No. of Existing Bldgs 0 - No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 - Sq. Ft. Proposed 2360
 Sq. Ft. of Lot / Parcel 9420 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2635 2836
 Height of Proposed Structure 15'

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: _____

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>40</u>	Parking Requirement <u>2</u>
Voting District <u>E</u>	Special Conditions _____
Driveway Location Approval _____ (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 4/15/2010
 Planning Approval [Signature] Date 4-16-10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>W/O 21647</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/16/10</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)



2933 Brook View
River View - Sunshine II



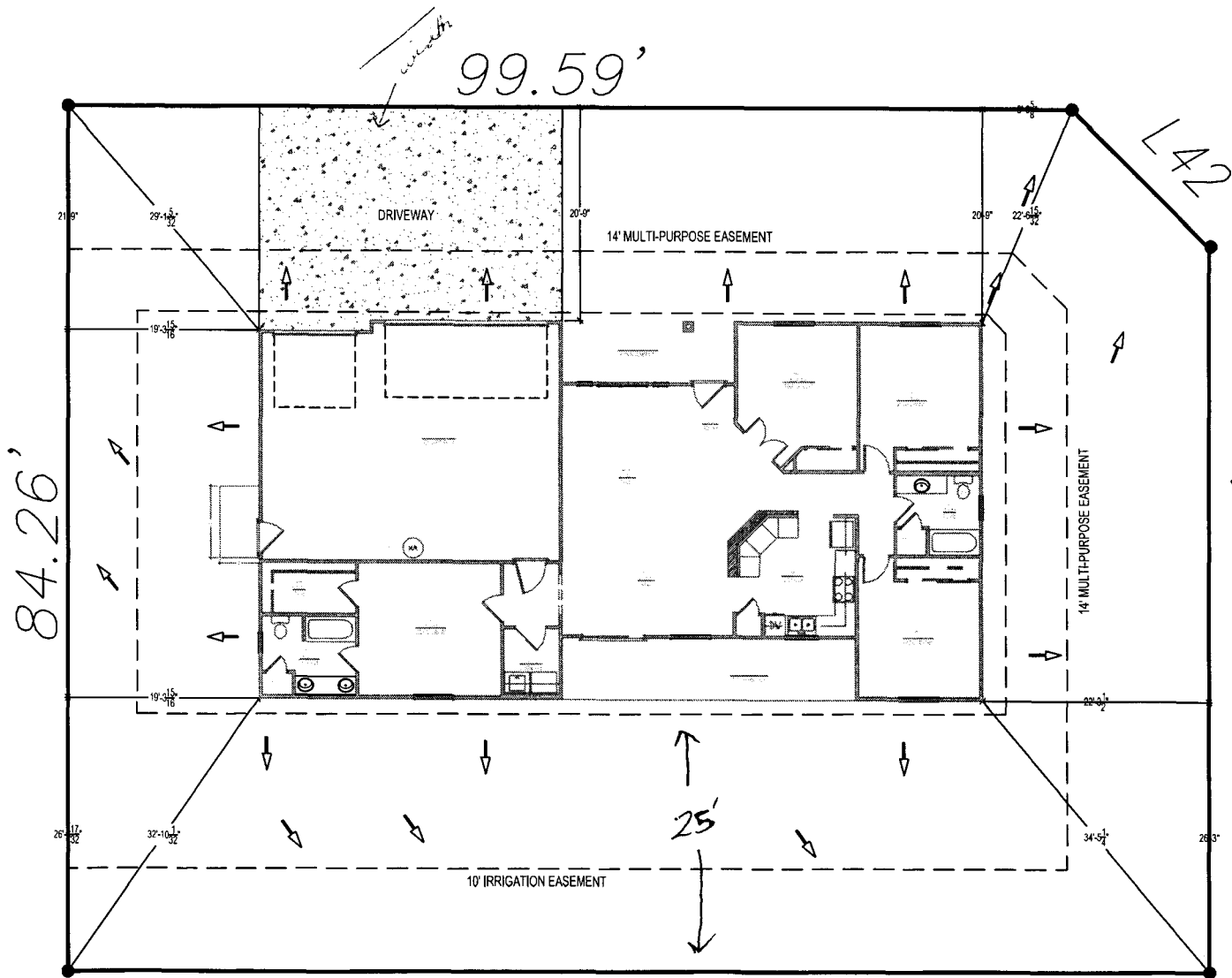
Revisions	
A	
B	
C	
D	
E	

Drawn By: ADT
REV. Date: 4/15/10
Date: 3/31/10
Scale: 1/16" = 1'

Site Plan
Sheet: C1



Woodland Creek Estates	
FILING	1
BLOCK	4
LOT NUMBER	7
LOT SIZE	9420.00 sq. ft.
LIVING AREA	1671.59sq. ft.
GARAGE	687.65 sq. ft.
TOTAL AREA	2359.24 sq. ft.
Covered Concrete	275.25 sq. ft.
Uncovered Concrete	28.00 sq. ft.



I Hereby Certify that this plan Represents true and Accurate As-built Elevations and Dimensions on this ___ Day of ___

Certifiers Signature _____ Mc Permit Number _____

4-16-10 113.07'

R side?
BACK SETBACK

ACCEPTED *[Signature]*
ANY CHANGE OF TRUCKS MUST BE APPROVED BY THE PLANNING DIVISION. IT IS THE RESPONSIBILITY TO ADHERE TO ALL CITY ORDINANCES AND REGULATIONS.