

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

~~AKA 280 Red Water Pl. Bayless-Henderson 6-17-10~~

Building Address 2938 BrookView Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-292-38-031 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,444.37
 Subdivision Riverview Estates Sq. Ft. of Lot / Parcel 8004 8015
 Filing 1 Block 3 Lot 31 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,229 ft² 45%
 Height of Proposed Structure 20

OWNER INFORMATION:

Name Sunshine II Const.
 Address 2350 G Road
 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 Chronos Homes LLC (Cody Davis)
 Address 2987 Fenwick Ln
 City / State / Zip Grand Jct CO 81505
 Telephone 970-640-4330

***TYPE OF HOME PROPOSED:**

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

NOTES: DATE JUN 14 2010
CM

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 <u>X</u> NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions _____	

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 6/11/10
 Planning Approval PD Date _____

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21718 OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/14/10</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)

ACCEPTED *D. [Signature]*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROTECT THE IDENTIFY
 PROPERTY

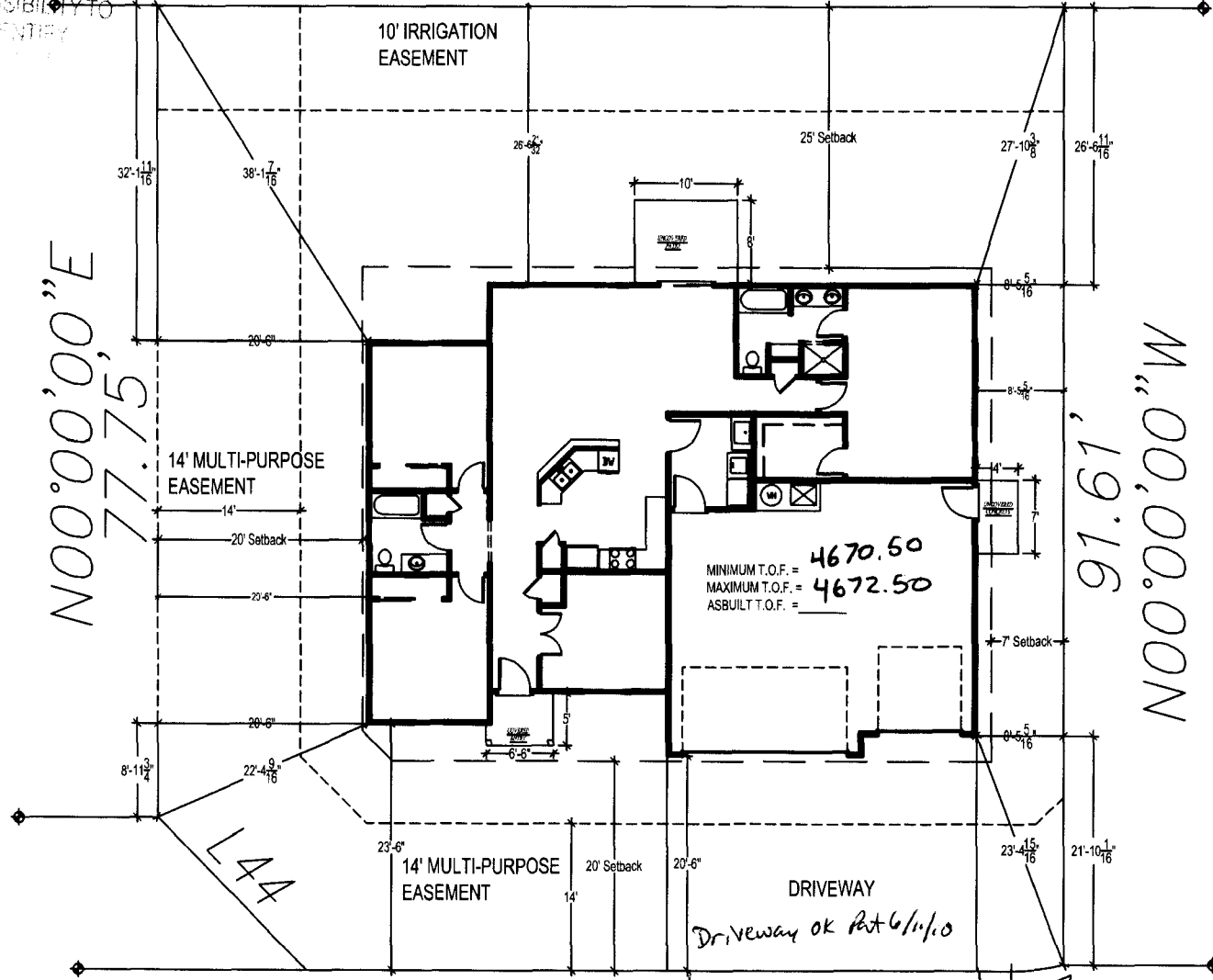
N90°00'00"E 87.91'



N00°00'00"E
77.75'

91.61'
N00°00'00"W

Riverview Estates	
FILING	0
BLOCK	3
LOT NUMBER	31
LOT SIZE	8004 sq. ft.
LIVING AREA	1706.69 sq. ft.
GARAGE	737.68 sq. ft.
TOTAL AREA	2444.37 sq. ft.
Covered Concrete Area	32.50 sq. ft.
Uncovered Concrete Area	108 sq. ft.

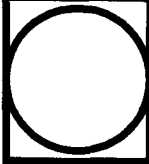


MINIMUM T.O.F. = 4670.50
 MAXIMUM T.O.F. = 4672.50
 ASBUILT T.O.F. =

68.29'
N90°00'00"E



2938 Brookview Court
 Grand Junction, CO.
 AKA 280 Red Water Place



Revisions	
A	
B	
C	
D	
E	

Date: 6/7/10
 Scale: 1/16" = 1'
 Site Plan
 Sheet: C1