

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 2926 RIVER BEND LN. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 - 292 - 38 - 018 Sq. Ft. of Existing Bldgs - Sq. Ft. Proposed 2066
 Subdivision RIVERVIEW ESTATES Sq. Ft. of Lot / Parcel 27,338 SQ FT
 Filing 1 Block 3 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2996 SQ FT
 Height of Proposed Structure 21'4"

OWNER INFORMATION:

Name SONSHINE II CONSTRUCTION
 Address 2350 G RD
 City / State / Zip 62 / CO / 81505

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

APPLICANT INFORMATION:

Name MOUNTAIN COAST PROPERTIES
 Address 1813 BRANDING IRON CT.
 City / State / Zip FRUITA / CO / 81521

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

Telephone 970-985-2315 (626-808-7131)

NOTES: No Fences or Alterations in slope stability

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>PH</u> (Engineer's Initials)	Special Conditions	PAID MAY 24 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.

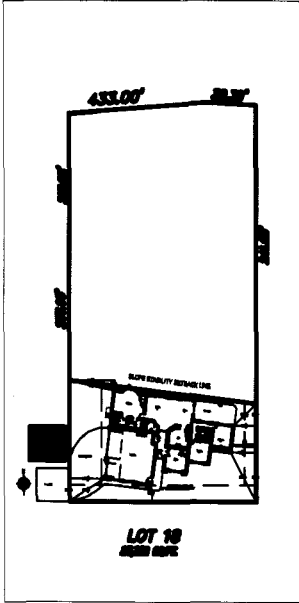
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 05-17-10
 Planning Approval PH Paul Henning Date 5/17/10

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>PD (MISD)</u>
Utility Accounting <u>(Beverly)</u>	Date <u>5/24/10</u>

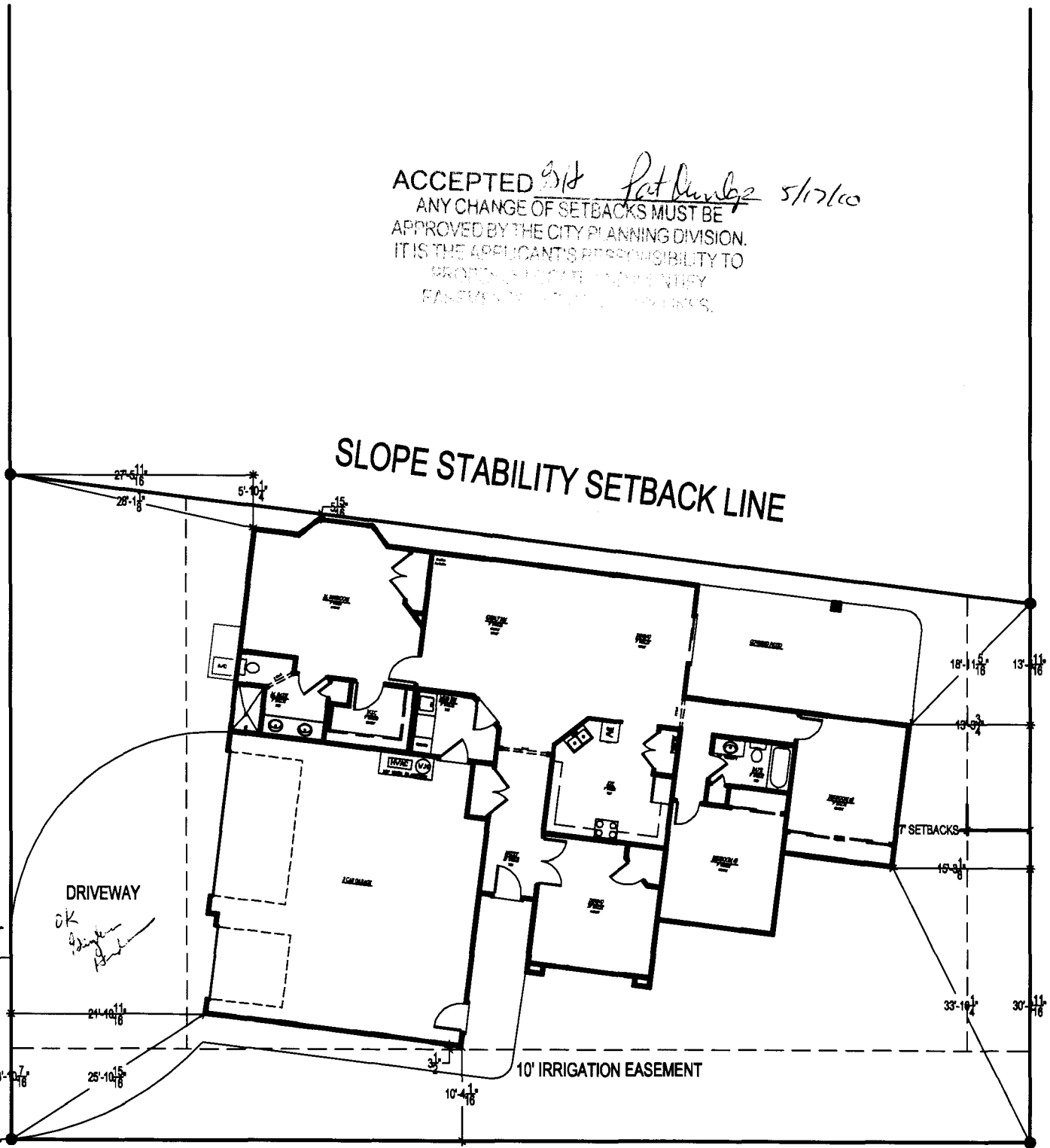
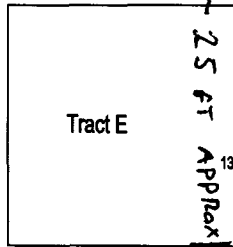
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

235.98



LOT 18
RIVER VIEW

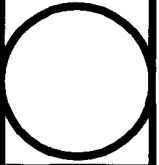
RIVER VIEW Est Subdivision	
FILING	1
BLOCK	3
LOT NUMBER	18
LOT SIZE	27396 sq. ft.
LIVING AREA	2088.58 sq. ft.
GARAGE	923.58 sq. ft.
TOTAL AREA	2995.18 sq. ft.



ACCEPTED *5/17/10* *Pat Dunlop* 5/17/10
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROTECT LOCATE AND IDENTIFY EASEMENTS AND ENCUMBRANCES.



2926 River Bend Lane
 Grand Junction, CO



Revisions	
A	
B	
C	
D	
E	
Drawn by	ADT
REV Date	5/17/10
Date	5/17/10
Scale	1/8" = 1'
Site	
Sheet	C1