

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 2935 River Bend Ct.
 Parcel No. 2943-292-38-030
 Subdivision Riverview Estates
 Filing 1 Block 3 Lot 30

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1786
 Sq. Ft. of Lot / Parcel 8019 S.F.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3243 S.F.
 Height of Proposed Structure ~~4-6~~ 20'-5"

OWNER INFORMATION:

Name Sonshine II Const. + Dev., LLC
 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 Construction
 Address 2350 G Road
 City / State / Zip Grand Jct., CO 81505
 Telephone ~~255~~ 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>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> Driveway Location Approval <u>PDH</u> (Engineer's Initials)	Special Conditions <u>Acco Approval</u>

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).

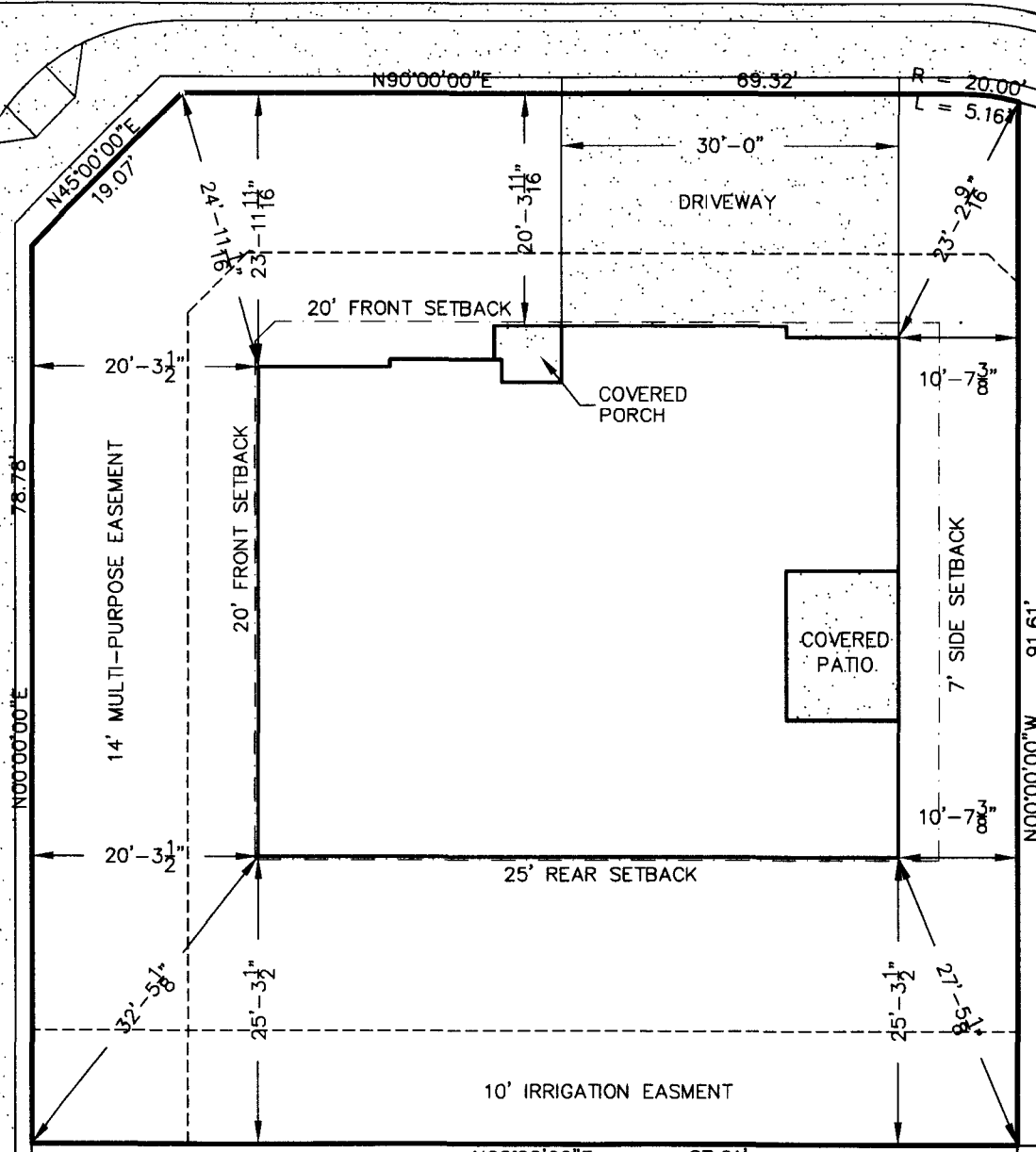
Applicant Signature [Signature] Date 6/21/10
 Planning Approval PDH Pat Devellos Date 6/22/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PD 011510</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/24/10</u>

RIVER BEND COURT

Driveway OK

RED WATER PLACE



ACCEPTED *glt* *Pat Overlap 4/22/10*
 ANY CHANGE OF SETBACKS MUST BE
 COVERED BY THE CITY PLANNING DIVISION.
 THE APPLICANT IS RESPONSIBLE TO

LOT 31

LOT 29

SITE PLAN
 2935 RIVER BEND COURT
 RIVERVIEW ESTATES

DATE: 6-18-10
 SCALE: 1/16" = 1'-0"