

FEE \$	1000
TCP \$	2554
SIF \$	460

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2936 Riverbend Lane
 Parcel No. 2943-292-38-025
 Subdivision Riverview Estates
 Filing 1 Block 3 Lot 25

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs - Sq. Ft. Proposed 1922
 Sq. Ft. of Lot / Parcel 32,286
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 320+825+1922=3,067
 Height of Proposed Structure _____

OWNER INFORMATION:

Name K & G Builders LLC
 Address 2918 Riverbend Lane
 City / State / Zip GJ Co 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name K & G Builders LLC
 Address 2918 Riverbend Lane
 City / State / Zip GJ Co 81503
 Telephone 623-5981

***TYPE OF HOME PROPOSED:**

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

PAID

NOTES: _____

TB

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 RSF & R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7 from PL Rear 110 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District E Driveway Location Approval _____ Special Conditions 110' No Build Area
 (Engineer's Initials) NO fences or alterations

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 Kurt Schlager Date 2-3-2010
 Planning Approval WS Lyden Reynolds Date 2-4-2010

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD at OMSD</u>
Utility Accounting <u>T. Bensley</u>	Date <u>2/4/10</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)

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

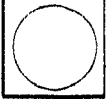
NOTE
 GRADE MUST SLOPE AWAY FROM HOUSE 8" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE, IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

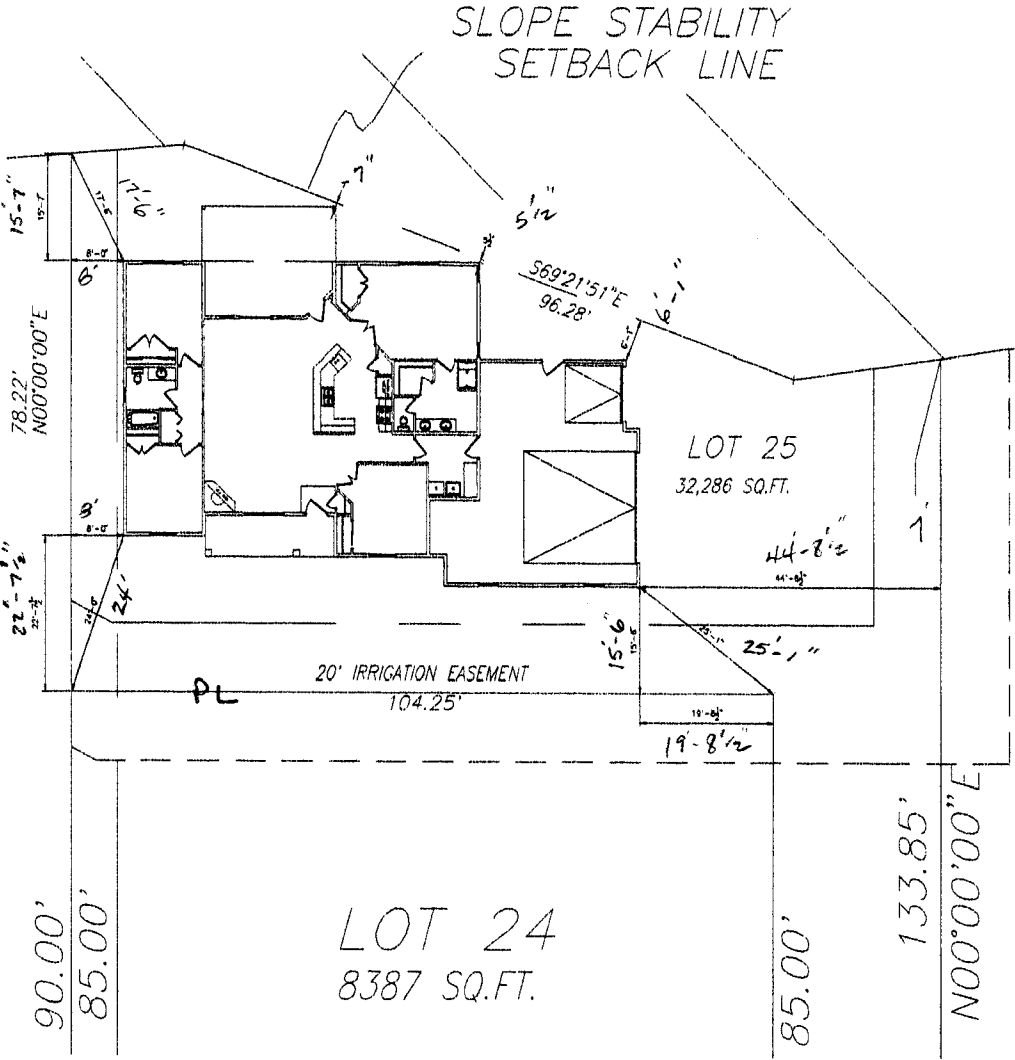
AUTODRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



2906 RIVERBEND LANE
 RIVER VIEW LOT 24 BLK 3

DRAWN BY
 AUTODRAFT
 6-24-09
 1/8" = 1'-0"
SITE

ACCEPTED *WS Lyden/lyden*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE: 1/8" = 1'-0"