

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 282 Twin Forks PL
 Parcel No. 2943-292-39-001
 Subdivision Riverview estates
 Filing 1 Block 4 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2142.40
 Sq. Ft. of Lot / Parcel 8016
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2419.08 2405.9 ^{30%}
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Sonshine III construction
 Address 2350 G Road
 City / State / Zip GJ Co 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sondance properties
 Address 2350 G Road
 City / State / Zip GJ Co 81505
 Telephone 255-8853 Cell 640-4325

***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 <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 _____	Special Conditions _____	
(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 4/8/2010
 Planning Approval [Signature] Date 4-16-10

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>W/O 21648</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)

282 Twin Forks

MBU

APPROVED FOR THE MASTER PLAN
 4-16-10
[Handwritten Signature]



Riverview Estates	
FILING	1
BLOCK	4
LOT NUMBER	1
LOT SIZE	8016 sq. ft.
LIVING AREA	1506.67 sq. ft.
GARAGE	635.73 sq. ft.
TOTAL AREA	2142.40 sq. ft.
Covered Concrete	131.50 sq. ft.
Uncovered Concrete	132.90 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 _____

30'-0 1/11

