

FEE \$.10.
TCP \$	2,554
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2995 Swan meadows Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-00-020 (Parent parcel) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2220
 Subdivision Swan meadows Sq. Ft. of Lot / Parcel 8748
 Filing 1 Block 3 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2220
 Height of Proposed Structure 18' 10"

OWNER INFORMATION:

Name Sonshine III construction & Dev
 Address 2350 G Road
 City / State / Zip GA 31505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sondance properties INC
 Address 2350 G Road
 City / State / Zip GA 31505
 Telephone 255-8853 (404)325 (Greg x 133)

***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 <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 type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>M</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 10/20/08
 Planning Approval [Signature] Date 10-21-08

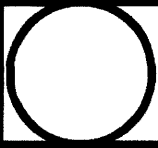
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21260</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/21/08</u>

ACCEPTED *LL Baylen Anderson* 10-21-08

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. THE APPLICANT'S RESPONSIBILITY TO MAINTAIN THE SETBACKS AND IDENTIFY EASEMENTS AND PROJECT LINES.



Columnbine
at 2995 Swan Meadows Dr. - Bldg 3 Lot 8
Sonshine II / Swan Meadows - Grand Junction, CO



Project	ADT
Issue	10/14/08
Date	10/10/08
Scale	1/4" = 1'
Floor Plan	
A1	

Swan Meadows Subdivision	
FILE NO.	1
BLOCK	3
LOT NUMBER	8
LOT SIZE	8748 sq. ft.
LIVING AREA	1516.31 sq. ft.
GARAGE	703.07 sq. ft.
TOTAL AREA	2220 sq. ft.

