

FEE \$	10
TCP \$	2554
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 355 Echo St.
 Parcel No. 2943-201-18-009
 Subdivision Swan Meadows
 Filing 1 Block 4 Lot 9

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1,614
 Sq. Ft. of Lot / Parcel 8329
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,313
 Height of Proposed Structure 16 ft

OWNER INFORMATION:

Name Sunshine Construction & Dev, LLC
 Address 2350 G Rd
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sundance Property Leasing, Inc.
 Address 2350 G Rd
 City / State / Zip Grand Junction, CO 81501
 Telephone 970 255 8853

***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 R4 Vote "E" Maximum coverage of lot by structures 50
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ 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 10/13/09
 Planning Approval [Signature] Date 10/13/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>W/201537</u>
Utility Accounting <u>[Signature]</u>	Date	<u>10/14/09</u>	



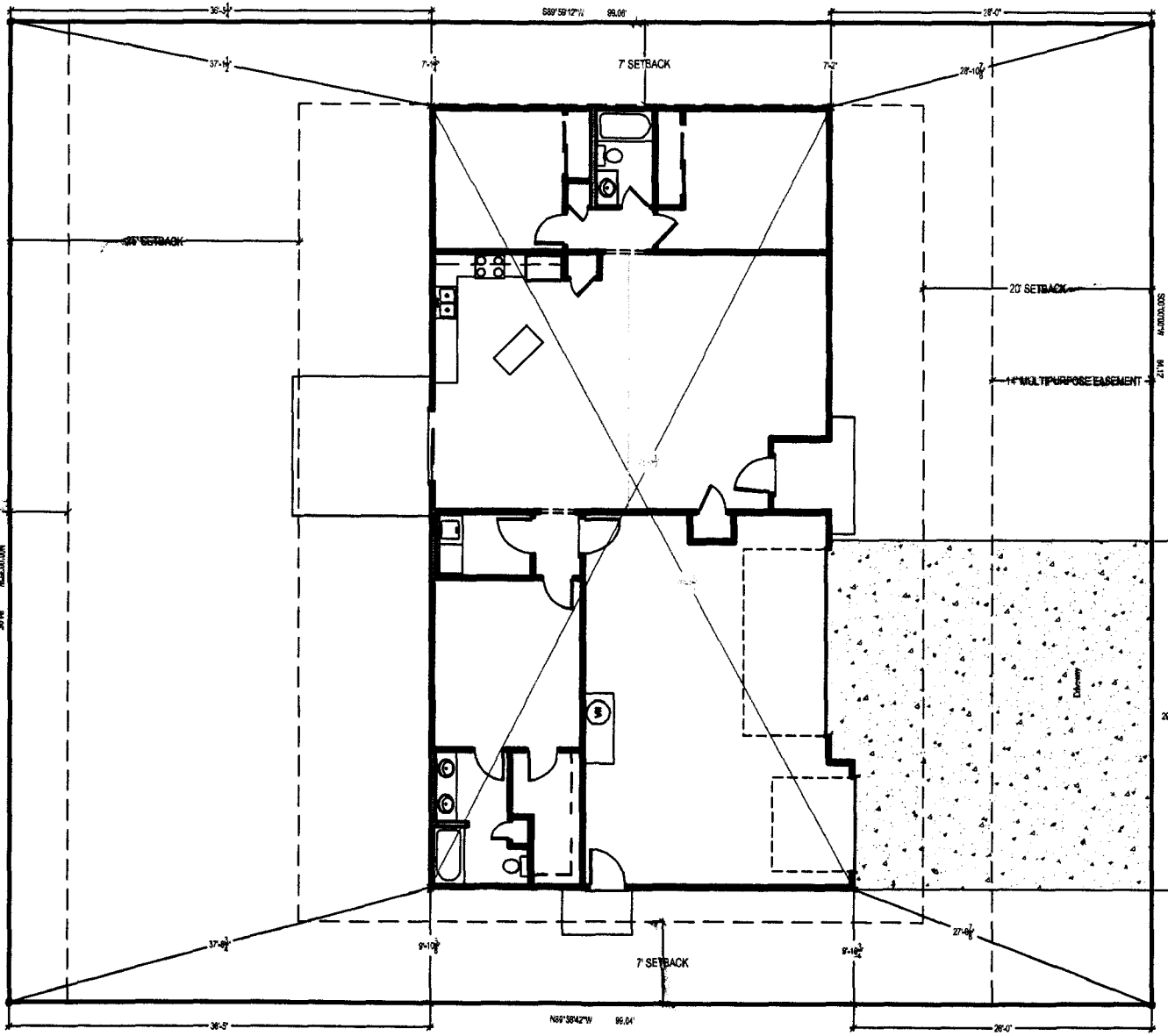
355 Echo Street
 at 2999 Swan Meadows Dr. - Blk 3 Lot 10
 Sunshine II / Swan Meadows - Grand Junction, CO

Echo St



Swan Meadows Subdivision	
FILING	1
BLOCK	4
LOT NUMBER	9
LOT SIZE	8329 sq. ft.
LIVING AREA	1551.57 sq. ft.
GARAGE	668.36 sq. ft.
TOTAL AREA	2220.33 sq. ft.

Revisions	
A	
B	
C	
D	
E	
Drawn By	ADT
Issue Date	10/9/09
Scale	10/9/09
Notes	nts
Sheet Title	Site Plan
Sheet Number	C1



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