

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

BLDG PERMIT NO. \_\_\_\_\_

FP-2007-062

Building Address 2982 Fenwick Ln  
 Parcel No. 2943-201-17-019  
 Subdivision Swan Meadows  
 Filing 1 Block 3 Lot 19

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2221  
 Sq. Ft. of Lot / Parcel 8784  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2221 + 813 = 3034 35%  
 Height of Proposed Structure 18'-10"

**OWNER INFORMATION:**

Name SWG Enterprises LLC  
 Address 1334 21 Rd  
 City / State / Zip Grd Jct CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SWG Enterprises LLC  
 Address 1334 21 Rd  
 City / State / Zip Grd Jct CO 81505  
 Telephone (970) 260-5401

**\*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**

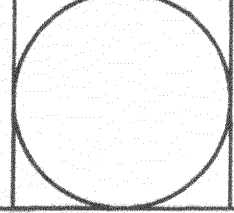
ZONE R-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35' Parking Requirement 2  
 Voting District E Driveway Location Approval PD 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 Stephen W. Brown Date 2/17/09  
 Planning Approval PD Be Quake Date 2/27/09

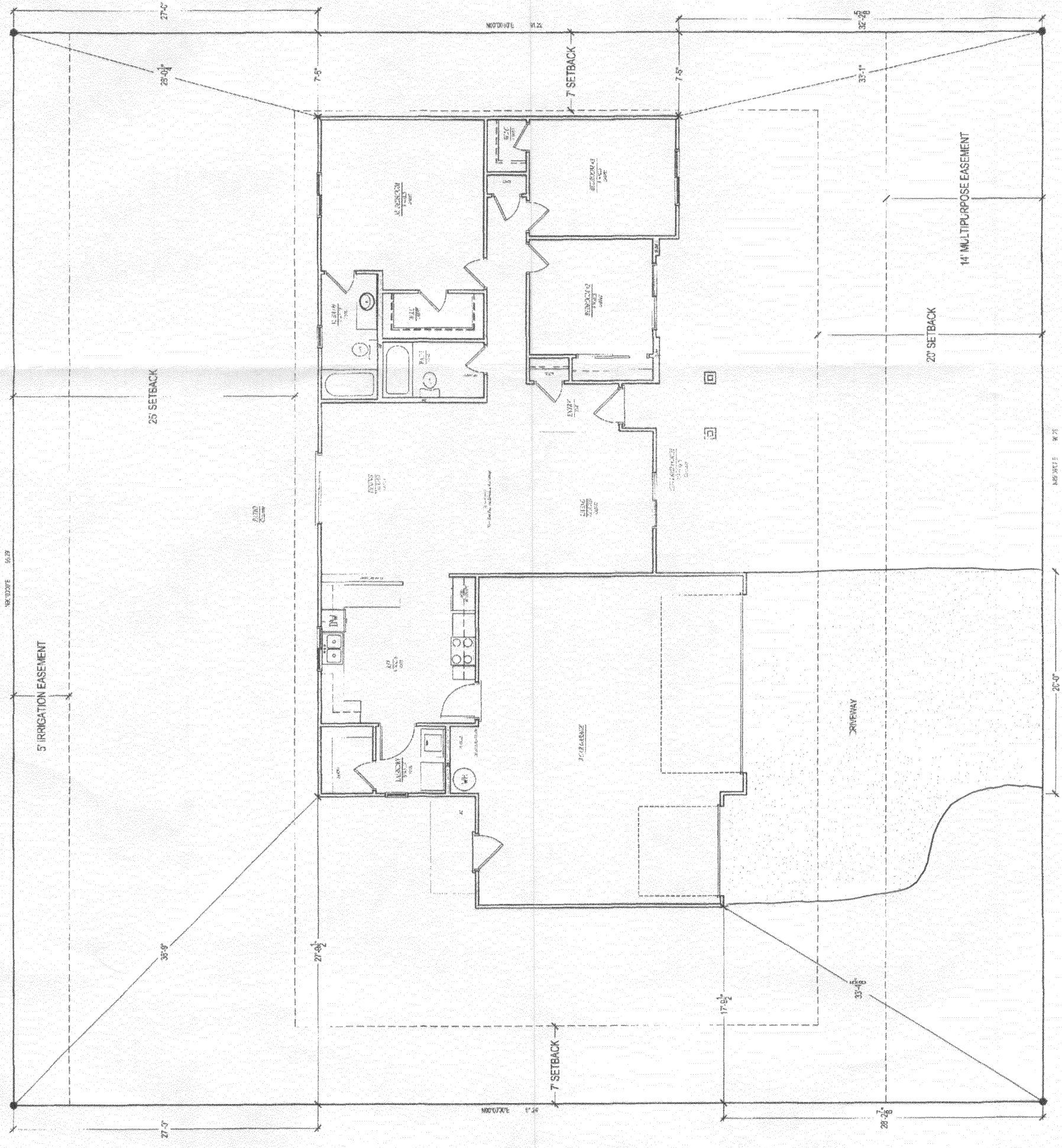
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21354</u>
Utility Accounting <u>2</u>	Date <u>2/27/09</u>		



**RECEIVED**  
 FEB 27 2009  
 COMMUNITY DEVELOPMENT DEPT.

*Accepted*  
 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 EASEMENT LINES.

Swan Meadows Subdivision	
FILING	1
BLOCK	2
LOT NUMBER	9
LOT SIZE	8784 sq. ft.
LIVING AREA	15,634 sq. ft.
GARAGE	756.31 sq. ft.
TOTAL AREA	2220 sq. ft.



*Drive way OK  
 lot 2/26/09*