

FEE \$	10 ⁰⁰
TCP \$	2554 ⁻
SIF \$	400 ⁻

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

BLDG PERMIT NO. _____

Building Address 2984 Fenwick Ln No. of Existing Bldgs _____ No. Proposed 1
 Parcel No. 2943-201-17-018 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1614
 Subdivision Swan Meadows Sq. Ft. of Lot / Parcel 8766
 Filing - Block 3 Lot 18 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2313
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Sonshine III Construction & Dev LLC
 Address 2350 G Rd
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Sundana Property Leasing, Inc.
 Address 2350 G Rd
 City / State / Zip Grand Junction, CO 81505
 Telephone (970) 255 8853

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

PAID
 AUG 03 2009
 KB

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

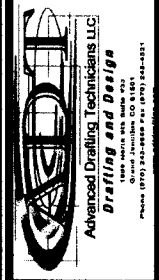
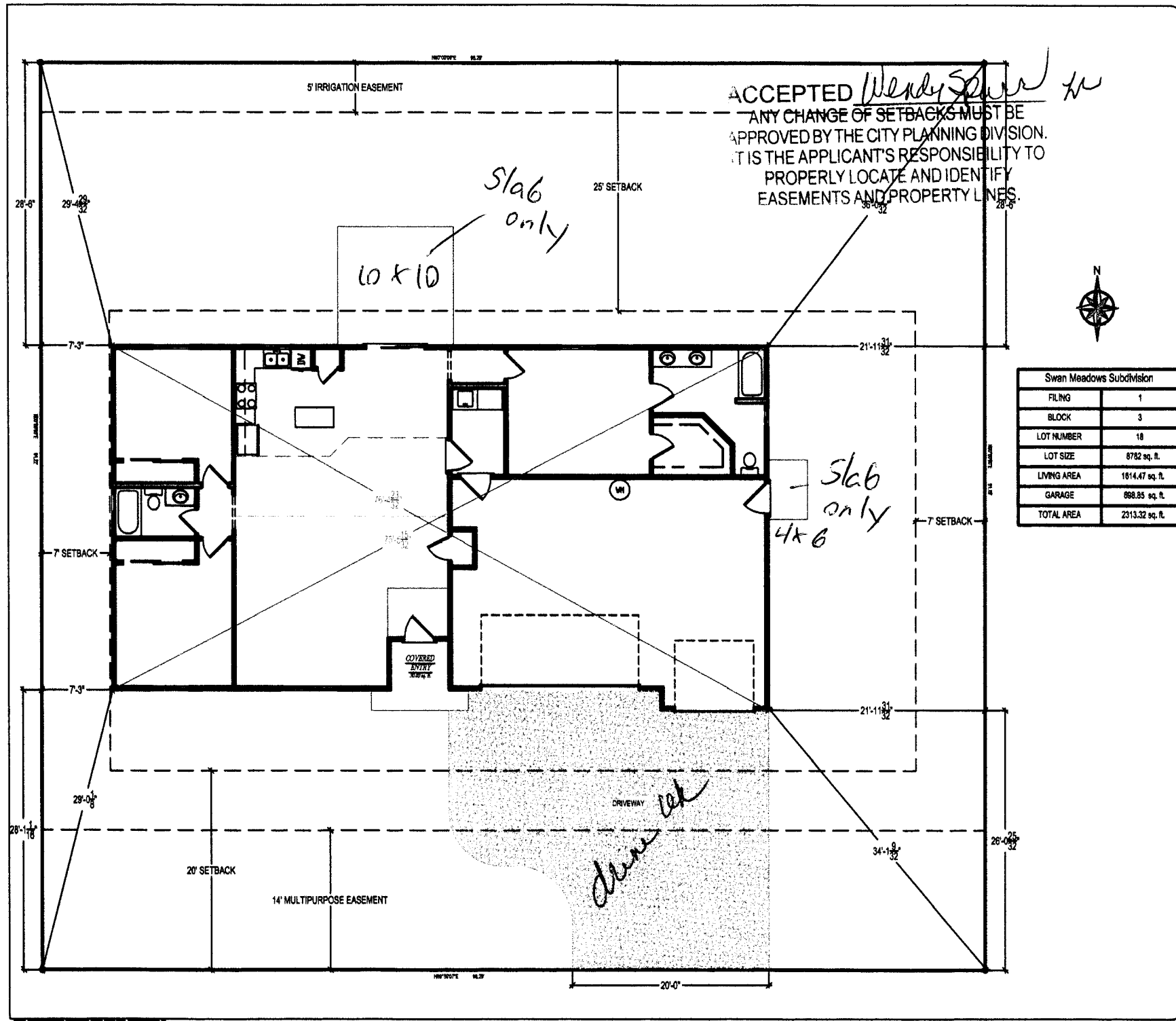
ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 1/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement
 Voting District E Driveway Location Approval WJ (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 7/14/09
 Planning Approval [Signature] Date 7/14/09

Additional water and/or sewer tap fees(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21486</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/13/09</u>		



The Drake 1600 sq ft
 at 2984 Fenwick Lane - Bldg 3 Lot 18
 Sunshine II / Swan Meadows - Grand Junction, CO.

Swan Meadows Subdivision	
FILING	1
BLOCK	3
LOT NUMBER	18
LOT SIZE	8782 sq. ft.
LIVING AREA	1614.47 sq. ft.
GARAGE	698.85 sq. ft.
TOTAL AREA	2313.32 sq. ft.



Revisions	
A	
B	
C	
D	
E	
Drawn By	ADT
REV Date	1/14/09
Date	1/14/09
Scale	NTS
Site Plan	
Sheet	C1