

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. \_\_\_\_\_

Building Address 2985 Fenwick Ln.  
 Parcel No. 2943-201-18-005-  
 Subdivision Swan meadows  
 Filing 1 Block 4 Lot 5

No. of Existing Bldgs — No. Proposed 1  
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1520  
 Sq. Ft. of Lot / Parcel 8,002  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2,245-  
 Height of Proposed Structure 17 feet

**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 Sundance Property Learning, 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): \_\_\_\_\_

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>35</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>PO</u> (Engineer's Initials)	Special Conditions _____	

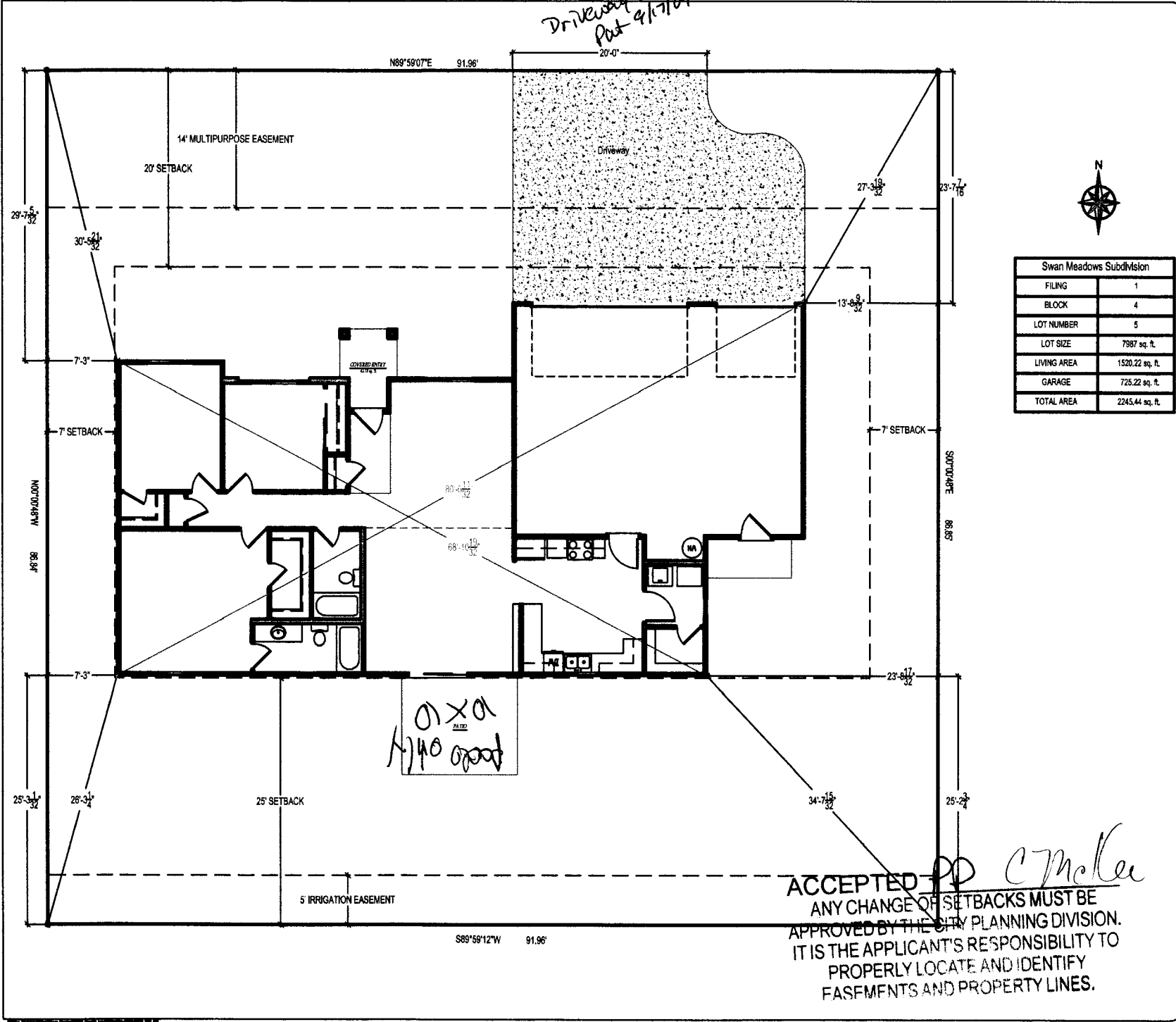
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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).

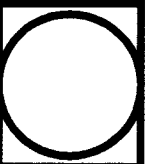
Applicant Signature [Signature] Date 9/17/09  
 Planning Approval [Signature] Date 9/17/09

Additional water and/or sewer tap fee(s) are required	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21315</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/21/09</u>	

Driveway OK  
 Plat 9/17/09



**Columbine**  
 at 2985 Fenwick Lane - Blk 4 Lot 5  
 Sunshine II / Swan Meadows - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	
Form By	ADT
REV Date	2/18/09
Date	2/18/09
Scale	NTS

Site Plan  
 Sheet  
**C1**

ACCEPTED *PP C. McKee*  
 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 PROPERTY LINES.