

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. \_\_\_\_\_

*\*this site plan was revised from original approved.*

Building Address 2986 Fenwick Ln  
 Parcel No. 2943-201-17-017  
 Subdivision Swan Meadows  
 Filing 1 Block 3 Lot 17

No. of Existing Bldgs — No. Proposed 1  
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1657  
 Sq. Ft. of Lot / Parcel 8,779  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,245 2690  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Sunshine III Construction & Dev  
 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 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): \_\_\_\_\_

NOTES: \_\_\_\_\_

**PAID**  
 AUG 17 2009  
 RB

**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.**

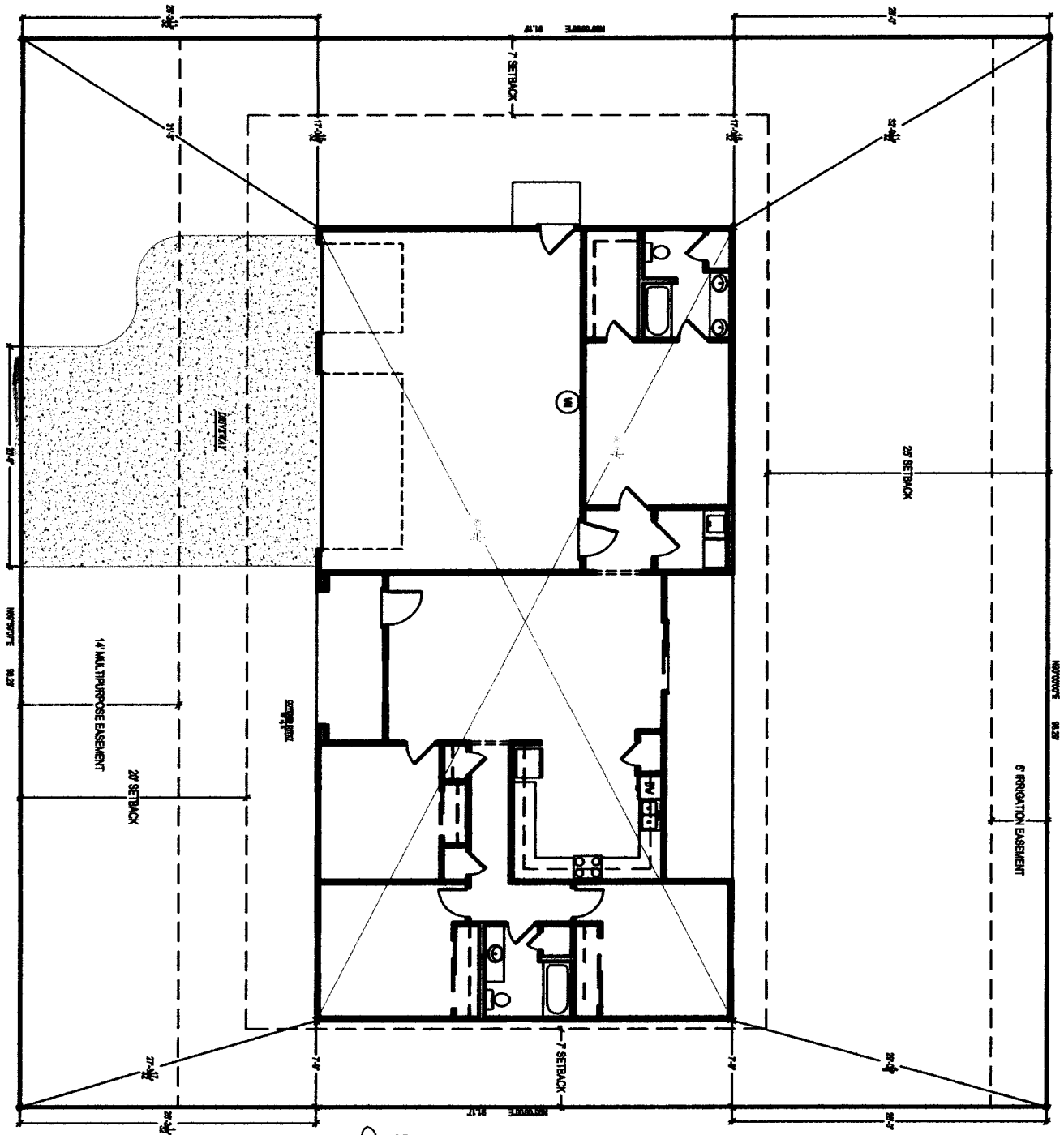
THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO <u>—</u>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <u>—</u> 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 J</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 8/4/09  
 Planning Approval [Signature] Date 8/7/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>w/o 21494</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/17/09</u>		



ACCEPTED *ok Pat Dwyer*  
 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.

Swan Meadows Subdivision	
FLNO	1
BLOCK	3
LOT NUMBER	17
LOT SIZE	8779 sq. ft.
LIVING AREA	1807.19 sq. ft.
GARAGE	733.84 sq. ft.
TOTAL AREA	2380.00 sq. ft.



↓  
 REVISED FROM ORIGINAL

C1	Site Plan	NTS	8/3/09	8/28/09	ADT		<b>Sora - 8-3-09</b> at 2986 Fenwick Lane - Blk 3 Lot 17 Sunshine II / Swan Meadows - Grand Junction, CO.	 <b>Advanced Drafting Technicians LLC</b> Drafting and Design <small>1000 North 200th Street          Grand Junction CO 81501          Phone (970) 540-0000 Fax (970) 540-0001</small>