

FEE \$	<u>10</u>
TCP \$	<u>2,554</u>
SIF \$	<u>460</u>

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

BLDG PERMIT NO. _____

Building Address 2987 Fenwick Ln No. of Existing Bldgs — No. Proposed 1
 Parcel No. 2943-201-18-006 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1614
 Subdivision Swan Meadows Sq. Ft. of Lot / Parcel 7,987
 Filing — Block 4 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2313
 Height of Proposed Structure 16'

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.

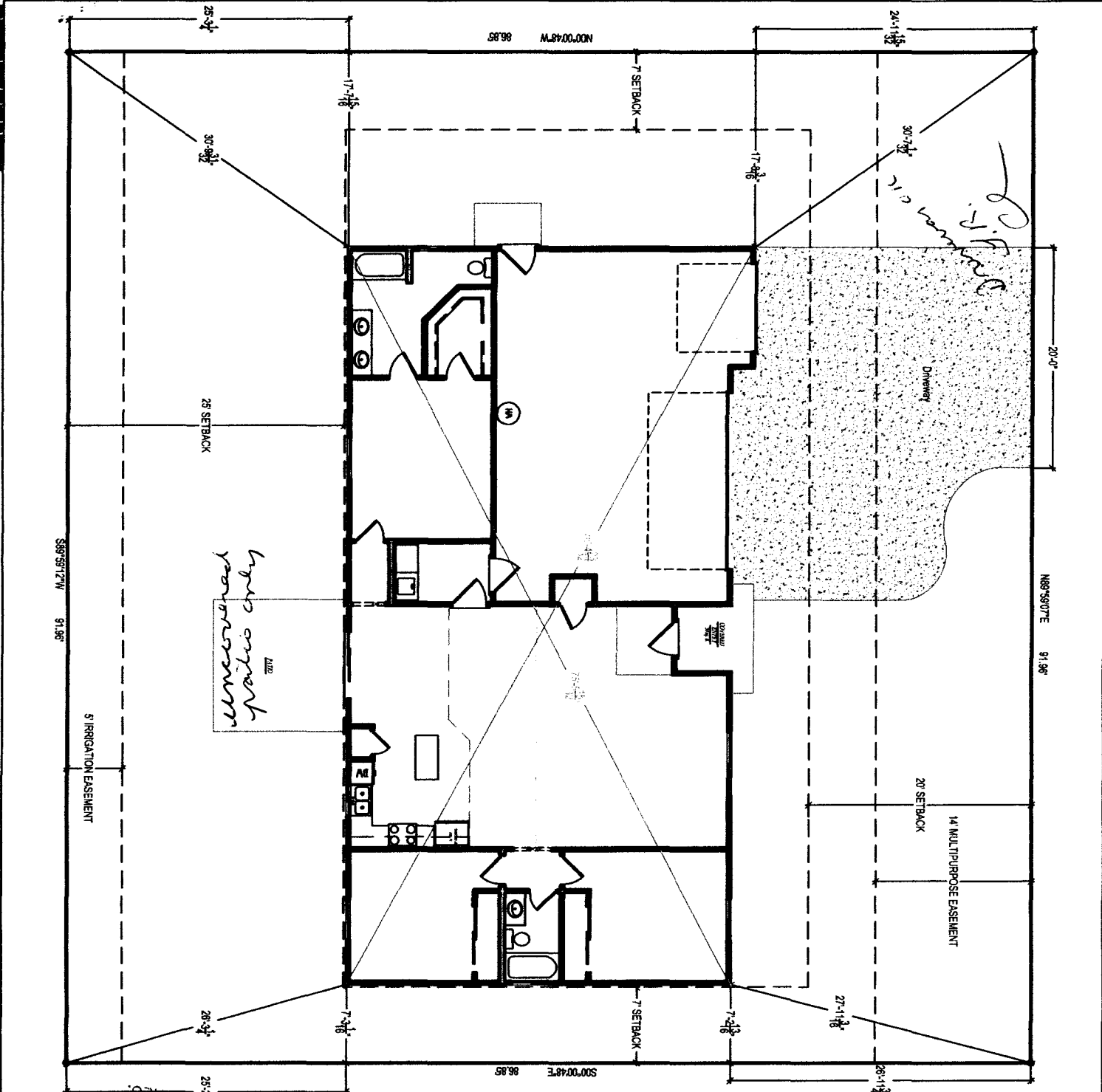
THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</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 7/28/09
 Planning Approval [Signature] Date 7/29/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	WFO No. <u>21490</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/6/09</u>	



*Uncovered
patios only*

Driveway

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 PROPERTY LINES.

Swan Meadows Subdivision	
PLING	1
BLOCK	4
LOT NUMBER	6
LOT SIZE	7987 sq. ft.
LIVING AREA	1614.47 sq. ft.
GARAGE	688.65 sq. ft.
TOTAL AREA	2313.32 sq. ft.



Sheet	c1
Site Plan	
NTS	
2/18/09	
ADT	

The Drake 1600 - Mirrored
 at 2987 Fenwick Lane - Blk 4 Lot 6
 Sunshine II / Swan Meadows - Grand Junction, CO.

ADT
 Advanced Drafting Technicians LLC
 Drafting and Design
 1008 North 8th Street #22
 Grand Junction CO 81501
 Phone (970) 243-4555 Fax (970) 243-4222