

FEE \$	70
TCP \$	2,554
SIF \$	460

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

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

Building Address 2988 Fenwick Ln  
 Parcel No. 2943-201-17-016  
 Subdivision Swan Meadows  
 Filing — Block 3 Lot 16

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1552  
 Sq. Ft. of Lot / Parcel 8,761  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2220 2908  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Sunshine 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 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: \_\_\_\_\_

**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  NO   
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District E Driveway Location Approval [Signature] 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.

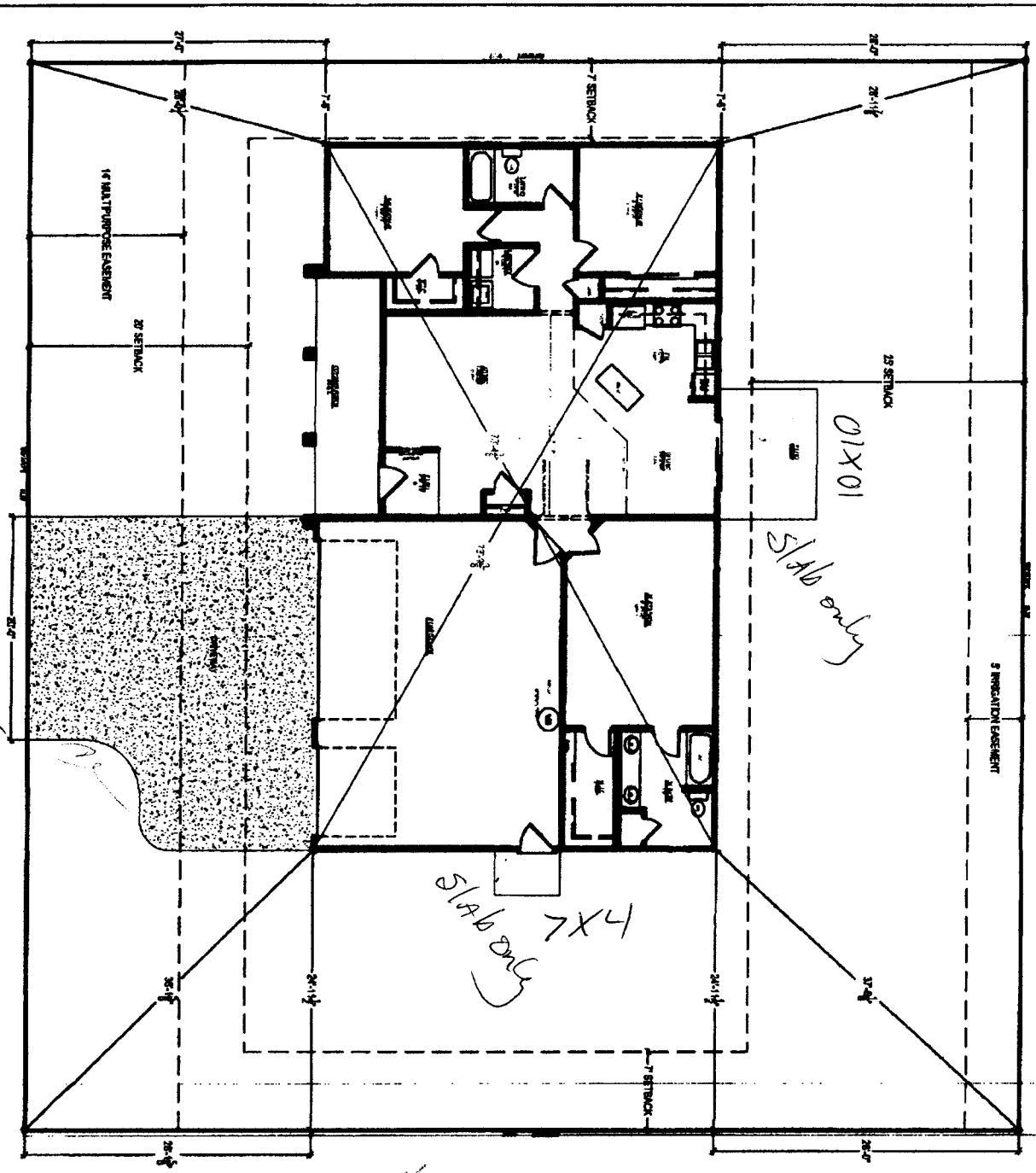
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/23/09  
 Planning Approval [Signature] Date 6/24/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21462</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/9/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FENWICK LANE  
20x24



ACCEPTED *M. C. Miller*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL SETBACKS ON THIS PROPERTY LINES.

Swan Meadows Subdivision	
PLANS	1
BLOCK	3
LOT NUMBER	16
LOT SIZE	1777 sq. ft.
UNIMD AREA	1531.87 sq. ft.
COVERED	888.87 sq. ft.
TOTL AREA	2220.74 sq. ft.



C1	Site Plan	ADT	1/13/08	1/13/09	MIB	Kesteven		Mandarin 1550 SQ FT	at 2988 Fenwick Lane - Blk 3 Lot 16	Sunshine II / Swan Meadows - Grand Junction, CO		Advanced Drafting Technicians LLC
												Drafting and Design