

FEE \$ 10  
 TCP \$ 460  
 SIF \$ 2,554

**PLANNING CLEARANCE**

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

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

Building Address 2991 Fenwick Ln  
 Parcel No. 2943-201-18-008  
 Subdivision Swan meadows  
 Filing 1 Block 4 Lot 8

No. of Existing Bldgs — No. Proposed 1  
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1832  
 Sq. Ft. of Lot / Parcel 3027  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2220  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name Songshin 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: \_\_\_\_\_  
 SEP 29 2009

**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 R4 Maximum coverage of lot by structures 50  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 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 9/24/09  
 Planning Approval [Signature] Date 9/24/09

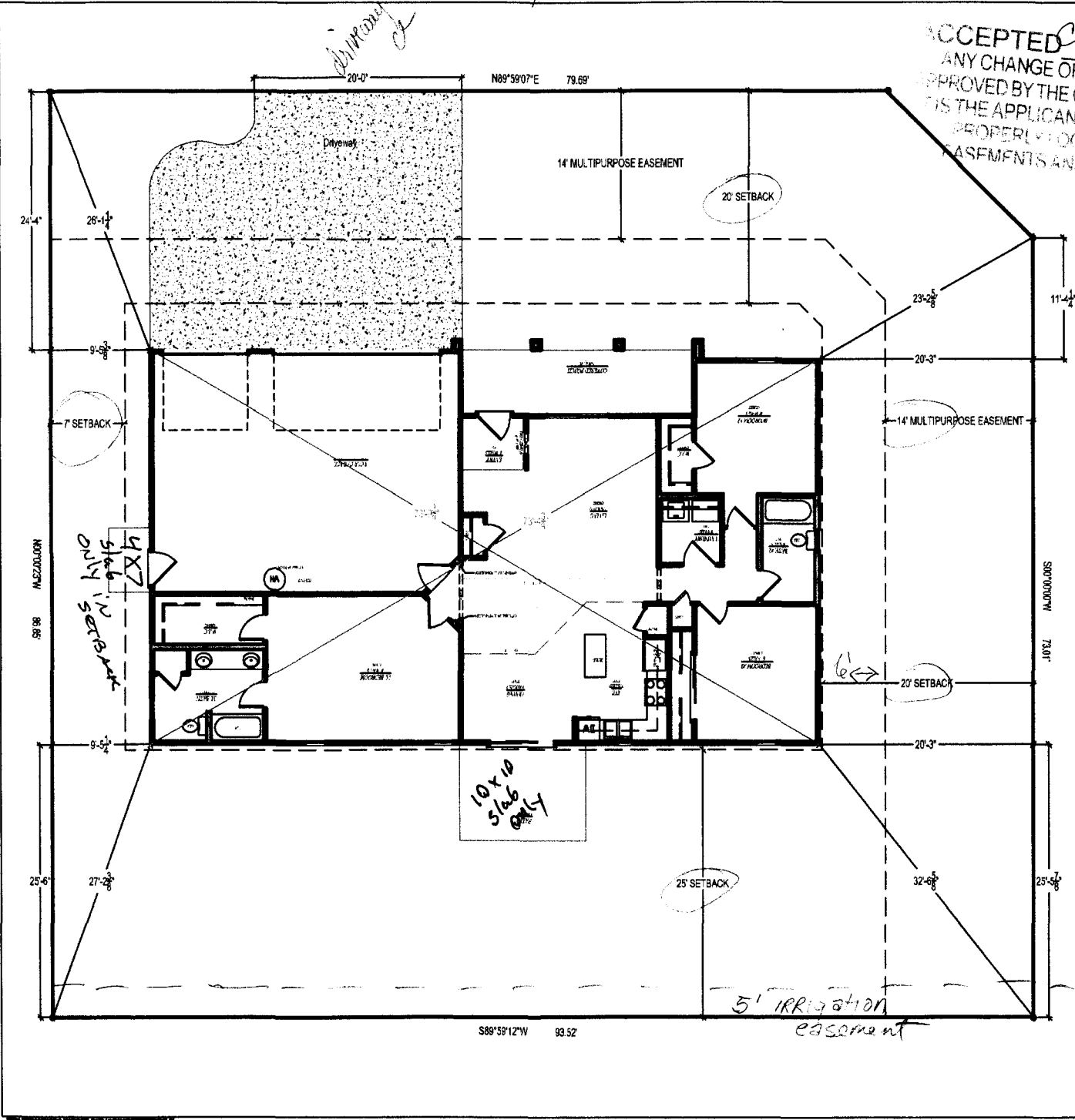
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>21527</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/28/09</u>		

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

*Driveway OK*

**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	
FLING	1
BLOCK	4
LOT NUMBER	8
LOT SIZE	8027 sq. ft.
LIVING AREA	1551.97 sq. ft.
GARAGE	698.36 sq. ft.
TOTAL AREA	2220.33 sq. ft.

**Mandarin 150 SQ FT**  
at 2991 Fenwick Lane - Blk 4 Lot 8  
Sometime II / Swan Meadows - Grand Junction, CO.



Revisions


Drawn By	ADT
REV/Date	2/18/09
Scale	2/18/09
Scale	NTS
Site Plan	

Sheet **C1**

*ECHO STREET*

*10 x 10 Slab ONLY*

*5' Irrigation easement*

*7' setback slab in driveway*