

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 2994 Fenwick LN  
 Parcel No. 2943-201-17-013  
 Subdivision Swan meadows etc  
 Filing 1 Block 3 Lot 13

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2220 sq ft  
 Sq. Ft. of Lot / Parcel 8770  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2220 sq ft  
 Height of Proposed Structure 16 ft

**OWNER INFORMATION:**

Name Sonshine III construction & Dev  
 Address 2350 G Road  
 City / State / Zip GJ CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Sundance properties  
 Address 2350 G Road  
 City / State / Zip GJ CO 81505  
 Telephone 255-8853 (Greg)

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: PATIO IN REAR SETBACK MUST  
REMAIN UNCOVERED

**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 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 PD Special Conditions PATIO UNCOVERED  
 (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.

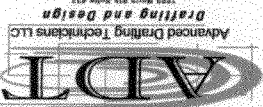
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Gregory J. Dahl Date 2/11/09  
 Planning Approval PD Lydia Reynolds Date 2/17/09 2/24/09

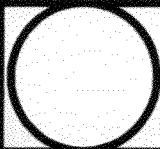
Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 21352

Utility Accounting [Signature] Date 2/24/09

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)



Mandarini 1550 SQ FT  
 at 2994 Fenwick Lane - Bldg 3 Lot 13  
 Sonshine II / Swan Meadows - Grand Junction, CO



Revisions	
A	
B	
C	
D	
E	

Drawn by	ADT
1st Date	1/13/09
2nd Date	1/13/09
Scale	nts
Site Plan	

Sheet  
**C1**

Swan Meadows Subdivision	
FLING	1
BLOCK	3
LOT NUMBER	13
LOT SIZE	8770 sq. ft.
LIVING AREA	1551.57 sq. ft.
GARAGE	663.36 sq. ft.
TOTAL AREA	2220.33 sq. ft.

ACCEPTED PD *L.L. Ryh*  
 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.

