

FEE \$	10
TCP \$	2554
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 2996 Fenwick LN
 Parcel No. 2943-201-17-012
 Subdivision Swan meadows
 Filing 1 Block 3 Lot 18 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2391
 Sq. Ft. of Lot / Parcel 8767
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2391
 Height of Proposed Structure 16 1/2 feet

OWNER INFORMATION:

Name Sunshine III construction & Dev
 Address 2350 G Road
 City / State / Zip GA 31504

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 GA 31504
 Telephone 255-8853 (Gres)

***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

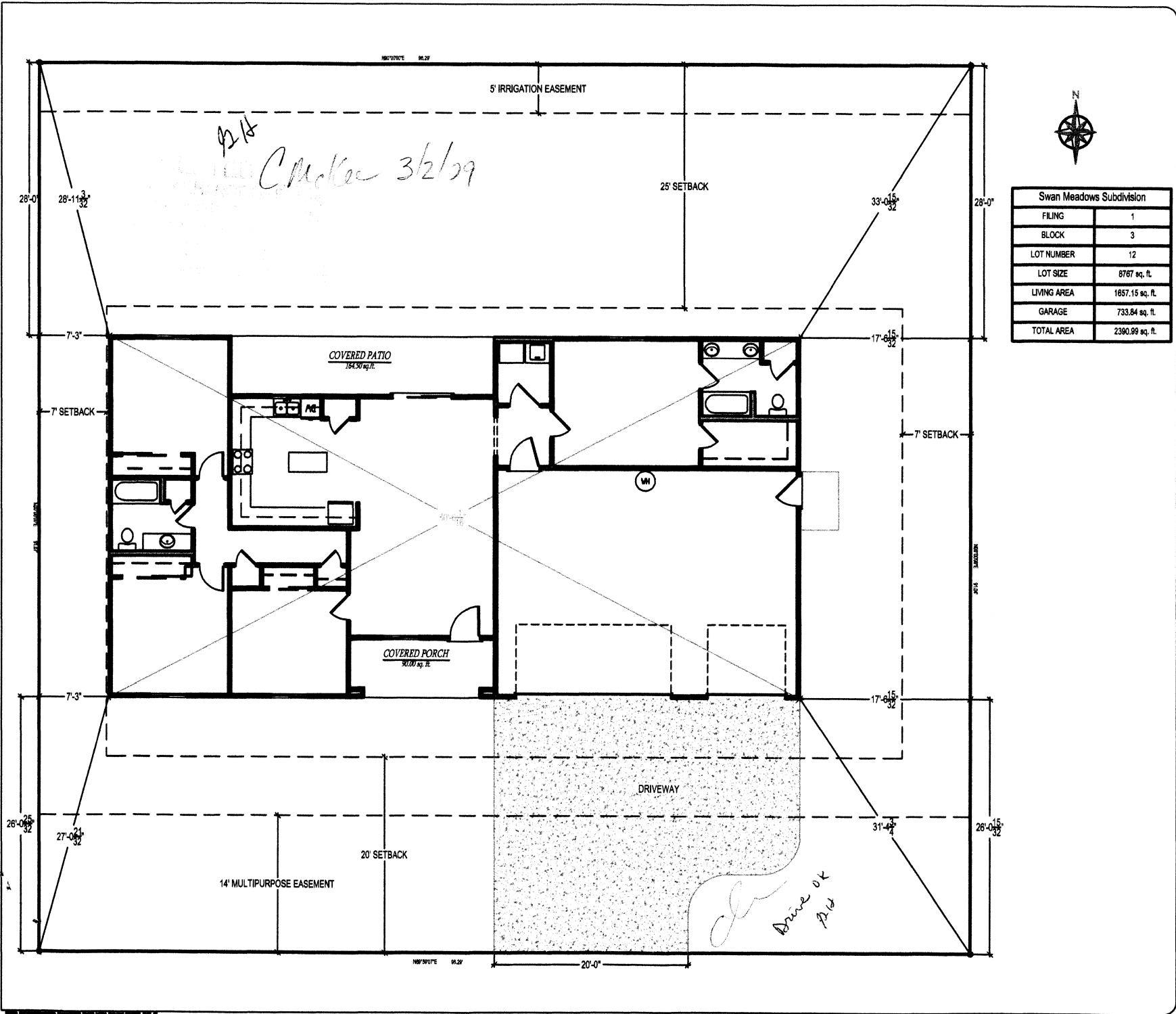
ZONE R4 MAR 06 2009
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval [Signature] 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 3/2/09
 Planning Approval [Signature] Date 3/2/09

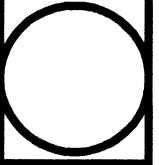
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		



Swan Meadows Subdivision	
FILING	1
BLOCK	3
LOT NUMBER	12
LOT SIZE	8767 sq. ft.
LIVING AREA	1657.15 sq. ft.
GARAGE	733.84 sq. ft.
TOTAL AREA	2390.99 sq. ft.



The Sora
 at 2996 Fenwick Lane - Blk 3 Lot 12
 Sonstine II / Swan Meadows - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By:	ADT
REV Date:	1/12/09
Date:	1/12/09
Scale:	NTS
Site Plan	
Sheet	C1