

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

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

BLDG PERMIT NO. _____

Building Address 2998 Fenwick Ln No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-17-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2220
 Subdivision Swan Meadows Sq. Ft. of Lot / Parcel 6472
 Filing 1 Block 3 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2220
 Height of Proposed Structure 16

OWNER INFORMATION:

Name Sonshine III construction & Dev
 Address 2350 G Road
 City / State / Zip GJ 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 81505
 Telephone 255-8835 (Greg)

***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

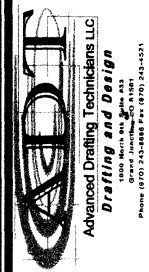
ZONE R4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval [Signature] Special Conditions PATIO MUST BE UNCOVERED IN SETBACK
 (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).

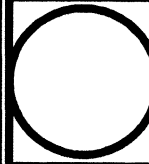
Applicant Signature [Signature] Date 3/2/09
 Planning Approval [Signature] Date 3/2/09

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



Advanced Drafting Technicians LLC
 Drafting and Design
 6014 J. HANCOCK BLVD. SUITE 100
 DENVER, COLORADO 80231
 PHONE (303) 733-8888 FAX (303) 733-1521

Mandarin 150 SQ FT
 @ 2998 Fenwick Lane - Blk 3 Lot 11
 Sonstine II / Swan Meadows - Grand Junction, CO.



Revisions

A	
B	
C	
D	
E	

Drawn By: **ADT**

REV Date: **2/9/09**

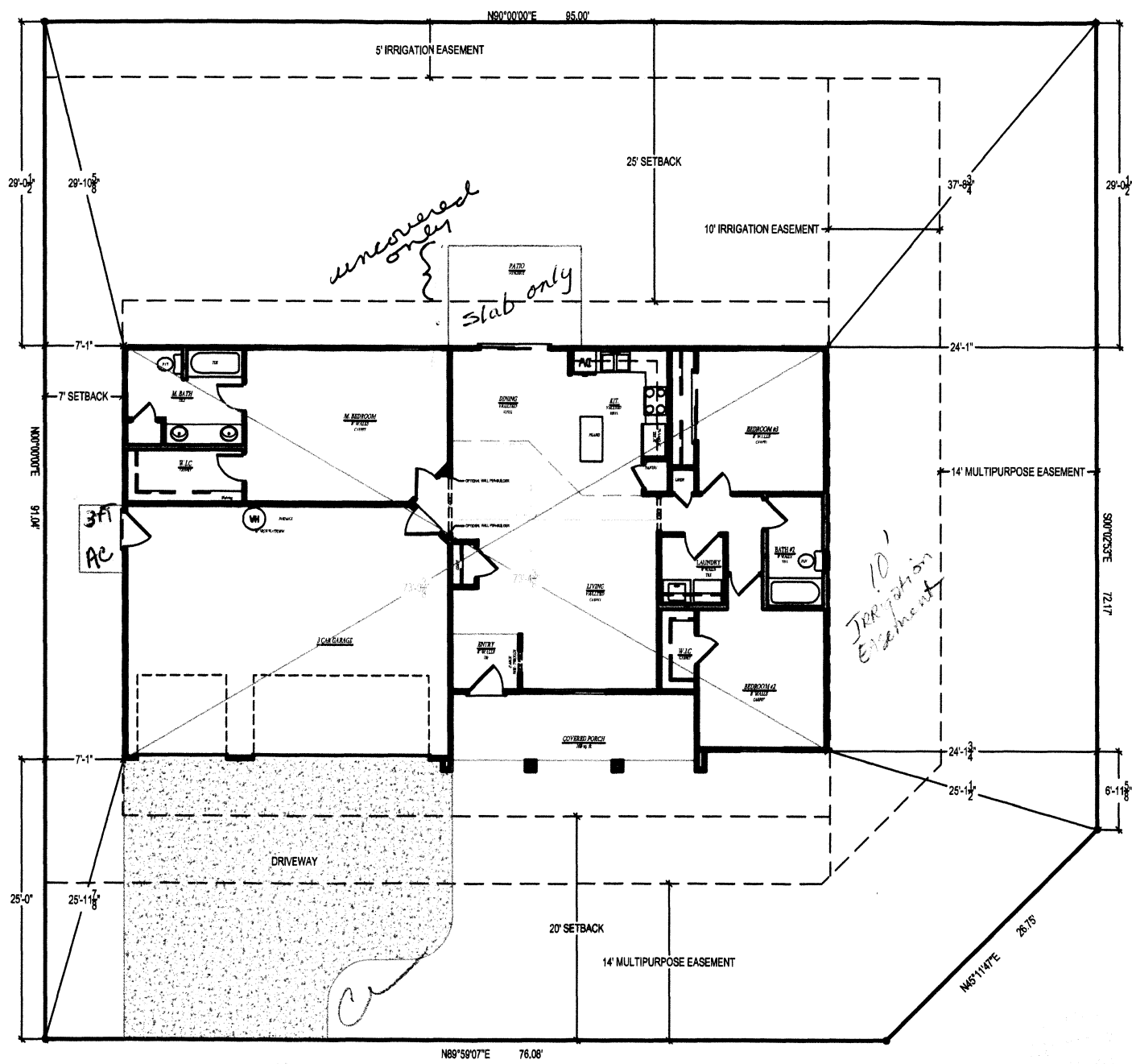
Date: **2/9/09**

Scale: **NTS**

Site Plan

Sheet

C1



Swan Meadows Subdivision	
FILING	1
BLOCK	3
LOT NUMBER	11
LOT SIZE	8472 sq. ft.
LIVING AREA	1551.97 sq. ft.
GARAGE	668.36 sq. ft.
TOTAL AREA	2220.33 sq. ft.

Drive OK

6/2/09 ADT