

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

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

BLDG PERMIT NO. _____

Building Address 2975 Swan meadows Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-15-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2313.32
 Subdivision Swan meadows Sq. Ft. of Lot / Parcel 10017
 Filing 1 Block 1 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2313.32 + 919 + 100 = 4332.32
 Height of Proposed Structure 16 FT 4370

OWNER INFORMATION:

Name Senshine 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: _____

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 <u>R4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u> Driveway Location Approval <u>[Signature]</u>	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.

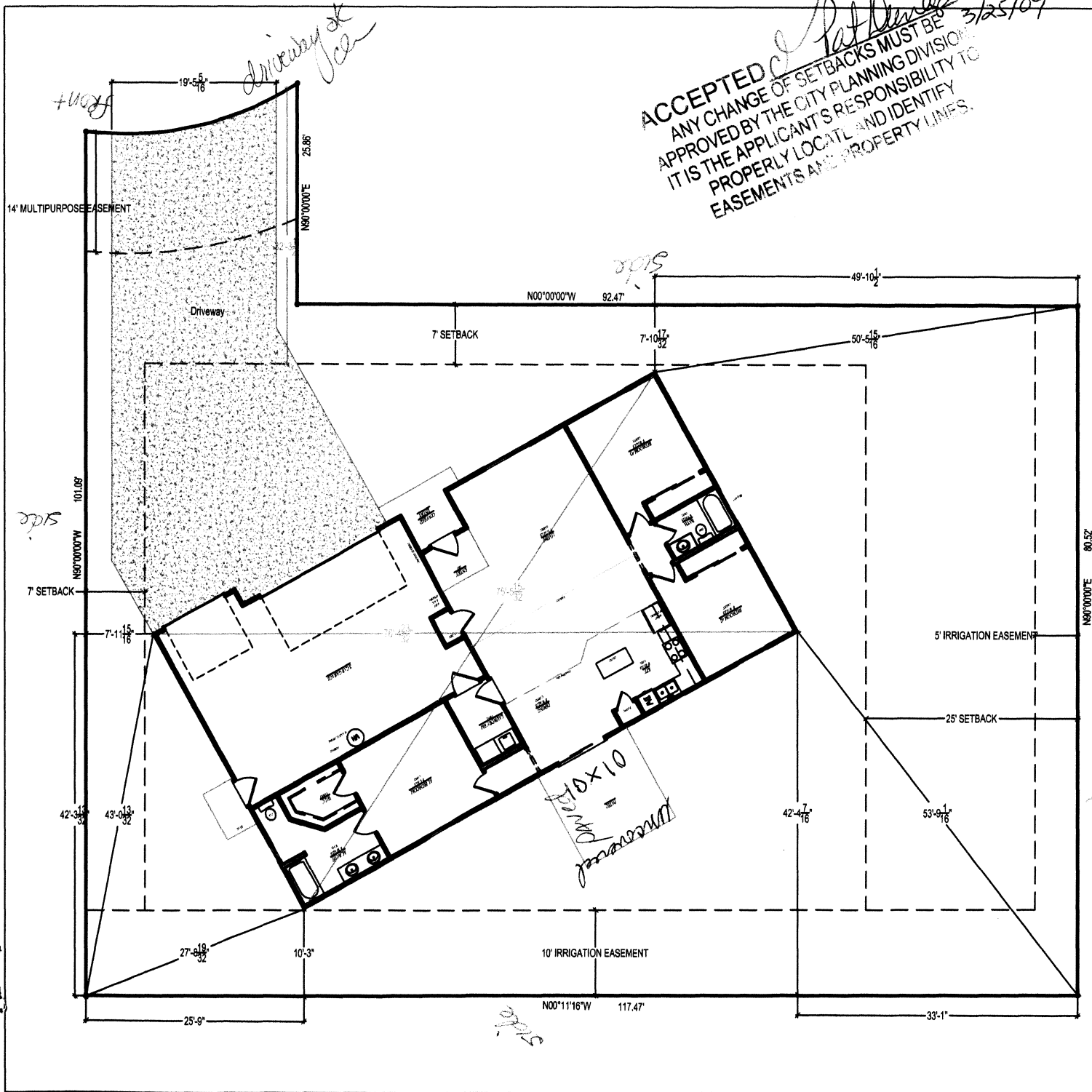
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 3/24/09
 Planning Approval [Signature] Date 3/24/09

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>21364</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-25-09</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)

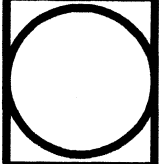
ACCEPTED Pat Decker 3/25/09
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY TO EASEMENTS AND PROPERTY LINES.



Swan Meadows Subdivision	
FILING	1
BLOCK	1
LOT NUMBER	4
LOT SIZE	10017 sq. ft.
LIVING AREA	1814.47 sq. ft.
GARAGE	696.85 sq. ft.
TOTAL AREA	2313.32 sq. ft.



The Drake 1600 sq ft
 2975 Swan Meadows Dr. - Blk 1 Lot 1
 Sometime II / Swan Meadows - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: **ADT**
 REV Date: **2/23/09**
 Date: **3/20/09**
 Scale: **NTS**

Site Plan
 Sheet **C1**