

FEES \$ 10 -
 TCP \$ 2554 -
 SIF \$ 460 -

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

BLDG PERMIT NO. _____

Building Address 2976 Swan Meadows Dr.
 Parcel No. 2943 - 201 - 16 - 001
 Subdivision Swan Meadows
 Filing — Block 2 Lot 1

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1437
 Sq. Ft. of Lot / Parcel 8010
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2148 + 200 = 2348
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Sonshine IT 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) 255-2853

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____
PAID
AUG 05 2009
RB

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

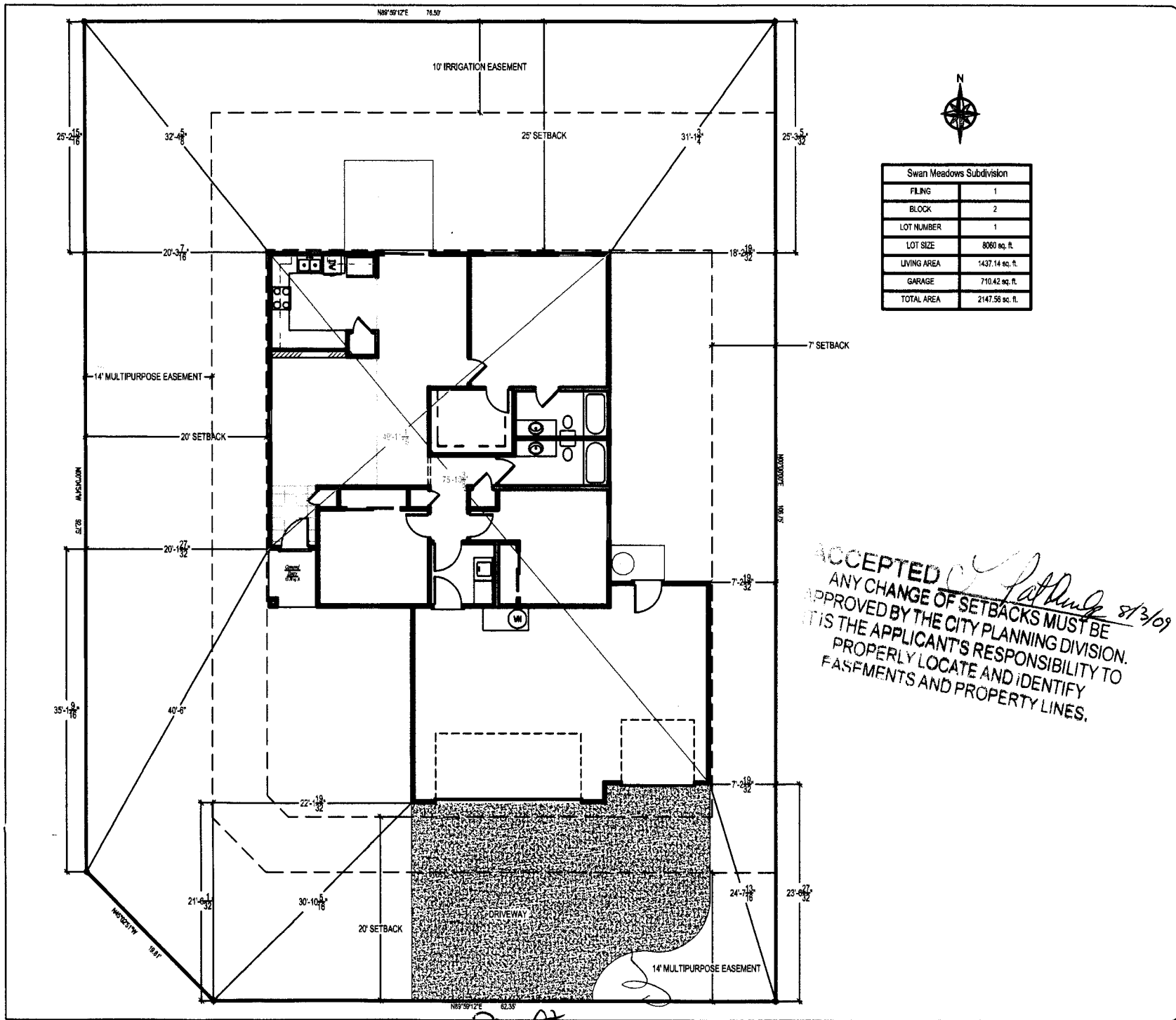
ZONE R4 Maximum coverage of lot by structures 50
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval [Signature] Special Conditions _____
 (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 7/31/09
 Planning Approval [Signature] Date 8/3/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. w/o <u>21488</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/5/09</u>		

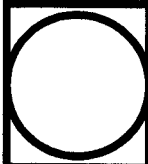


Swan Meadows Subdivision	
FLING	1
BLOCK	2
LOT NUMBER	1
LOT SIZE	8060 sq. ft.
LIVING AREA	1437.14 sq. ft.
GARAGE	710.42 sq. ft.
TOTAL AREA	2147.56 sq. ft.

ACCEPTED *[Signature]* 8/13/09
 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.



The Lark (Modified)
 at 2976 Swan Meadows Dr. - Blk 2 Lot 1
 Sunshine II / Swan Meadows - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By	ADT
REV Date	1/9/09
Date	1/9/09
Scale	NTS

Site Plan
 Sheet
C1

20 AT

Swan Meadow Drive