

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2978 Swan Meadows Dr. No. of Existing Bldgs — No. Proposed 1  
 Parcel No. 2943-201-16-002 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1403  
 Subdivision Swan Meadows Sq. Ft. of Lot / Parcel 2,462 8450  
 Filing — Block 2 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2,089 + 200 = 2289  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Sonshine III Construction & Dev, LLC DESCRIPTION OF WORK & INTENDED USE:  
 Address 2350 G Rd  New Single Family Home (\*check type below)  
 City / State / Zip Grand Junction, CO 81505  Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Sundance Property Leasing, Inc. \*TYPE OF HOME PROPOSED:  
 Address 2350 G Rd  Site Built  Manufactured Home (UBC)  
 City / State / Zip Grand Junction, CO 81505  Manufactured Home (HUD)  
 Telephone (970) 255 8853  Other (please specify): \_\_\_\_\_

**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.**

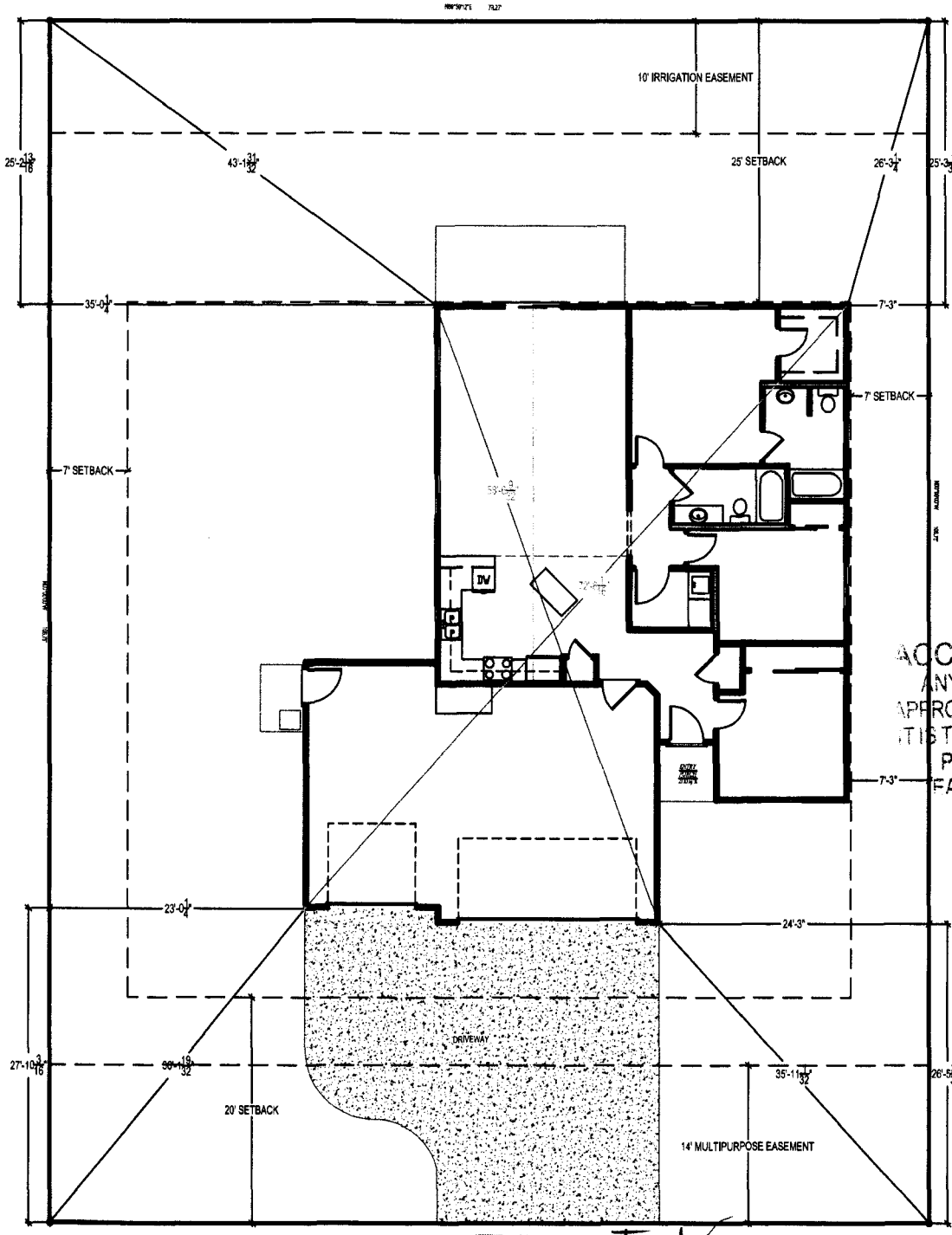
THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R4</u>	Maximum coverage of lot by structures <u>50</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7/3</u> from PL Rear <u>25/5</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>OK</u> (Engineer's Initials)	Special Conditions _____		

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 8/13/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21489</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/5/09</u>



Swan Meadows Subdivision	
FILING	1
BLOCK	2
LOT NUMBER	2
LOT SIZE	8462 sq. ft.
LIVING AREA	1403.09 sq. ft.
GARAGE	685.41 sq. ft.
TOTAL AREA	2088.50 sq. ft.

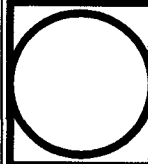
ACCEPTED *Pat Dunlop 8/12/09*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

20 FT J

Swan Meadows DR



**Bobwhite**  
 at 2978 Swan Meadows Dr. - Blk 2 Lot 2  
 Sonshine II / Swan Meadows - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn by	ADT
REV Date	1/7/09
Date	1/8/09
Scale	NTS

Site Plan  
 Sheet **C1**