

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

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

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

Building Address 2980 Swan Meadows Dr. No. of Existing Bldgs — No. Proposed 1  
 Parcel No. 2943-201-16-003 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1437  
 Subdivision Swan Meadows Sq. Ft. of Lot / Parcel 8,388  
 Filing — Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2159 + 194 = 2303  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Sonshine III 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 8853

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 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 <u>X</u> NO _____		
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</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] RD Date 8/3/09

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>w/o 21487</u>
Utility Accounting <u>Care B</u>	Date <u>8/5/09</u>		

