

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2985 SWAN MEADOWS DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-17-003 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2220
 Subdivision SWAN MEADOWS Sq. Ft. of Lot / Parcel 8737
 Filing 1 Block 3 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2220 + 550 = 2770 31%
 Height of Proposed Structure 15'-11"

OWNER INFORMATION:

Name TERRA FIRMA EXPLORATION, LLC
 Address 609 COLORADO ST
 City / State / Zip CORTIZ, CO 81321

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name TERRA FIRMA EXPLORATION, LLC
 Address 609 COLORADO ST
 City / State / Zip CORTIZ, CO 81321
 Telephone (970) 739-6045

***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.

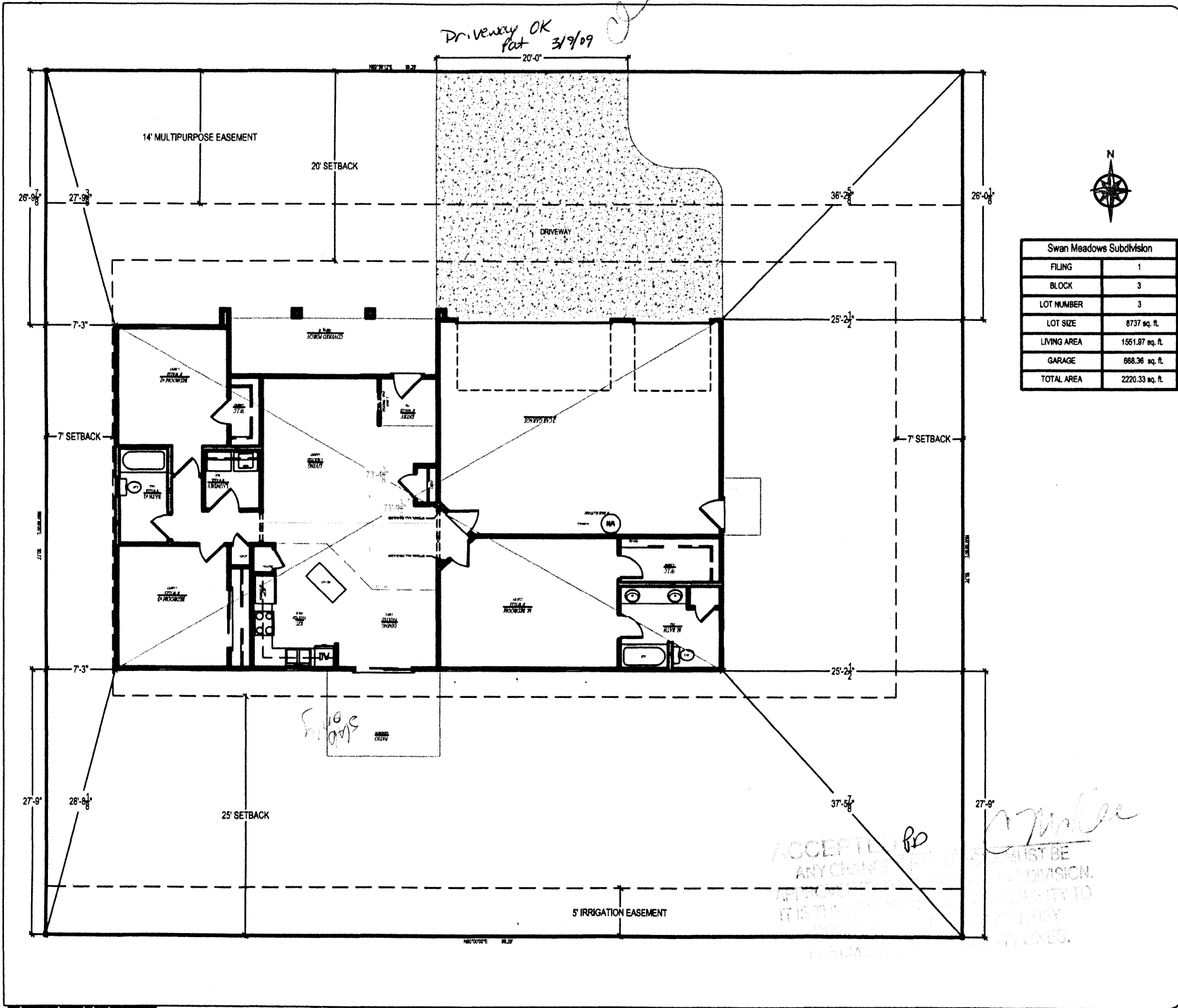
THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: 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>POJ</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 3/5/09
 Planning Approval POJ C. McKee Date 3/9/09

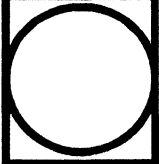
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21358</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/10/09</u>



Swan Meadows Subdivision	
FILING	1
BLOCK	3
LOT NUMBER	3
LOT SIZE	8737 sq. ft.
LIVING AREA	1561.87 sq. ft.
GARAGE	888.36 sq. ft.
TOTAL AREA	2220.33 sq. ft.



Mandarin 1550 SQ FT
 at 2985 Swan Meadows Dr. - Blk 3 Lot 3
 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**
 Title: **nts**

Site Plan
 Sheet: **C1**