

FEE \$ <u>10.00</u>
TCP \$ <u>2554.00</u>
SIF \$ <u>460.00</u>

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

BLDG PERMIT NO. _____

Building Address 2986 Swan Meadows Dr.
 Parcel No. 2943-201-16-006
 Subdivision Swan Meadows
 Filing _____ Block 2 Lot 6

No. of Existing Bldgs No. Proposed 1
 Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 1,403
 Sq. Ft. of Lot / Parcel 8,385
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,088
 Height of Proposed Structure 18'1"

OWNER INFORMATION:

Name Sonshin 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): _____

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.

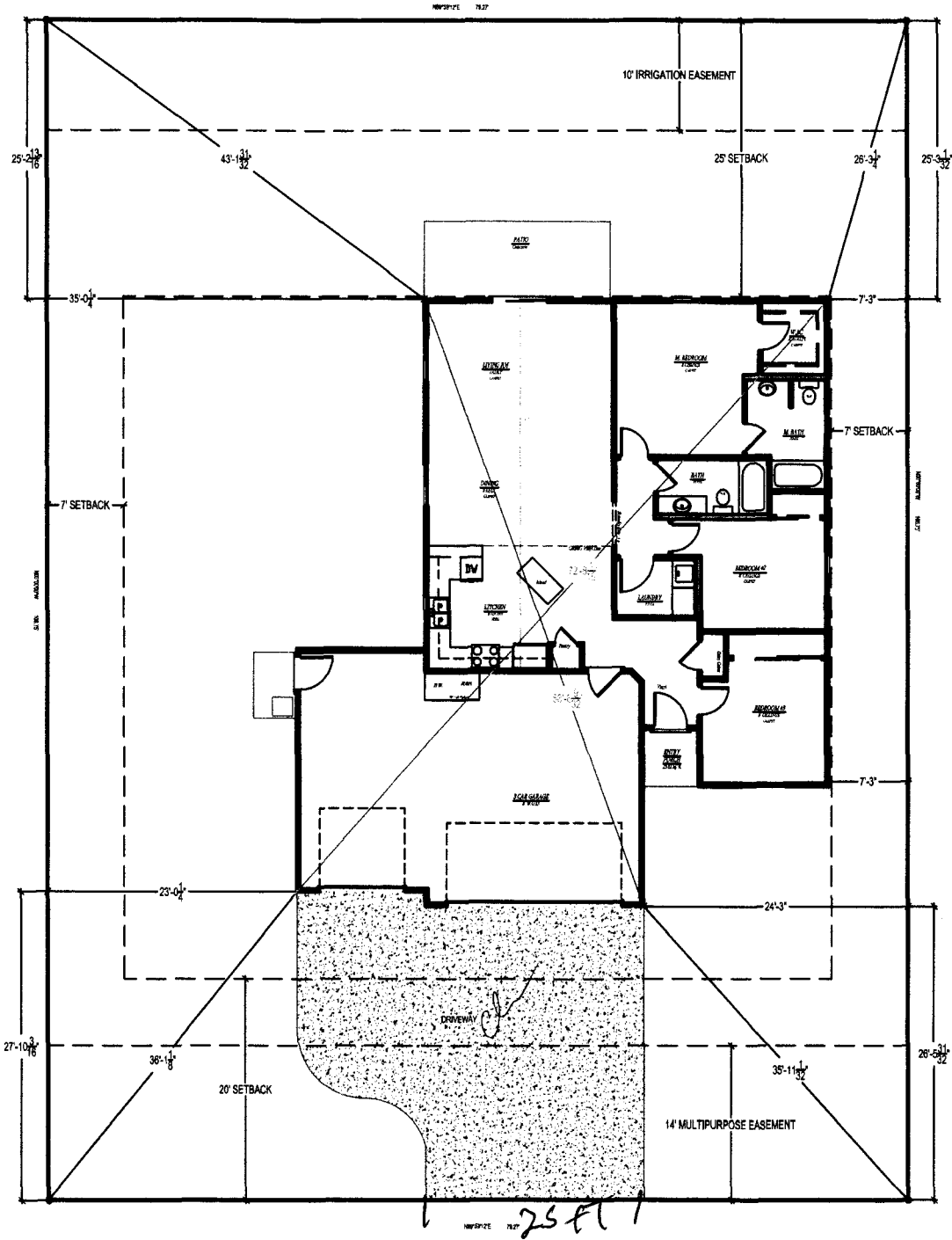
THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R4</u>	Maximum coverage of lot by structures <u>50 %</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ 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> </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 Date 6/9/09
 Planning Approval Date 6/9/09

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>21430</u>
Utility Accounting <u> </u>	Date <u>6/23/09</u>



Swan Meadows Subdivision	
FLING	1
BLOCK	2
LOT NUMBER	6
LOT SIZE	8462 sq. ft.
LIVING AREA	1403.09 sq. ft.
GARAGE	685.41 sq. ft.
TOTAL AREA	2088.50 sq. ft.

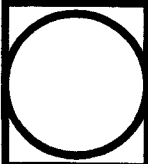


ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY IS TO PROPERLY SET PROPERTY LINES.

[Signature]
 1/16/09



Bob White
 at 2986 Swan Meadows Dr. - Blk 2 Lot 6
 Sonshine II/Swan Meadows - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By	ADT
REV Date	1/6/09
Date	1/6/09
Scale	NTS

Site Plan
 Sheet
C1