

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 2987 Swan Meadows Dr No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-201-17-004 Sq. Ft. of Existing Bldgs 1614 Sq. Ft. Proposed 1,614
 Subdivision Swan Meadows Sq. Ft. of Lot / Parcel 8,740
 Filing _____ Block 3 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,313
 Height of Proposed Structure 16'

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): _____

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 R4 Maximum coverage of lot by structures 50 %
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval [Signature] Special Conditions _____
 (Engineer's Initials)

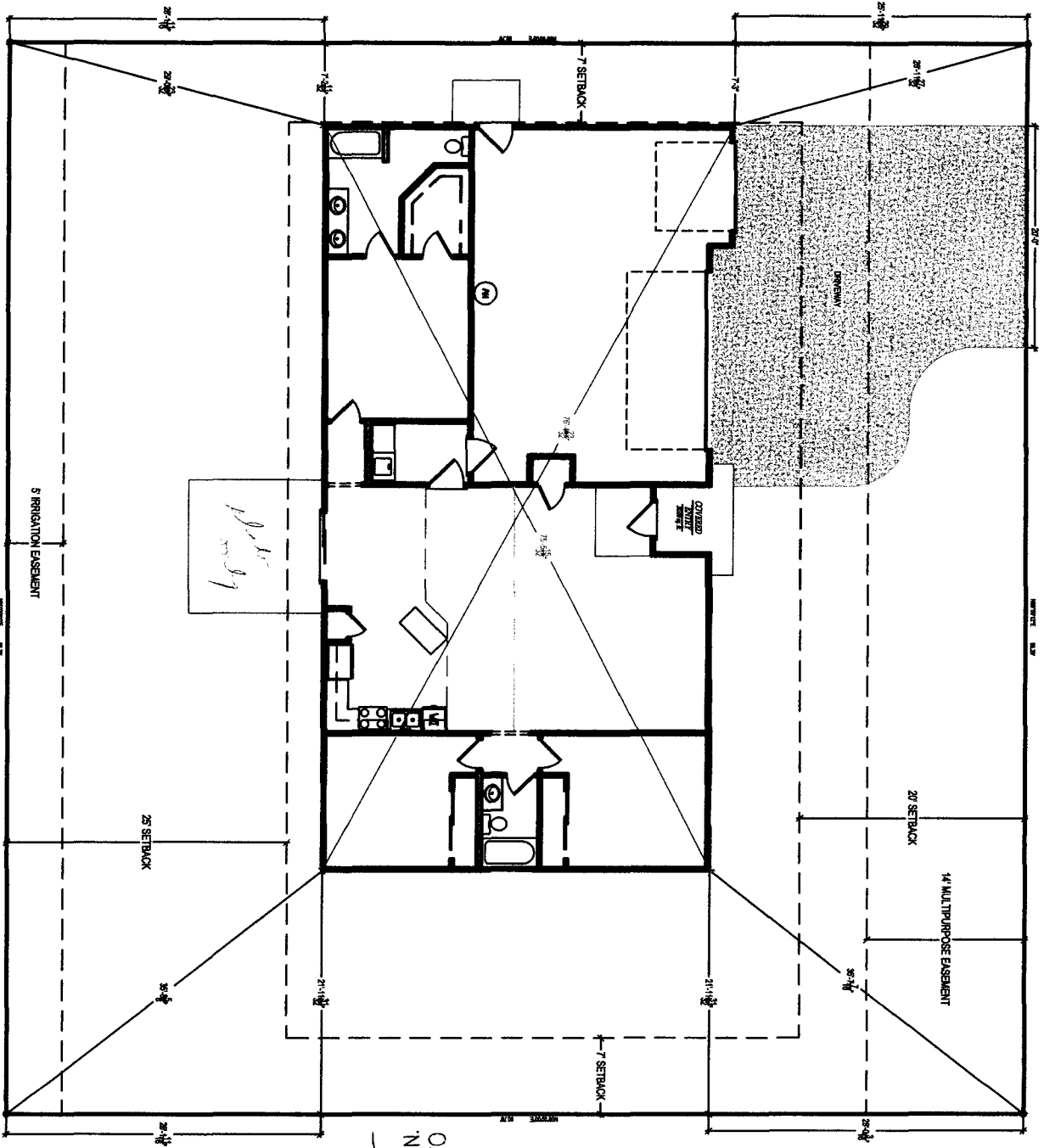
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 6/09/09
 Planning Approval [Signature] Date 6/9/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21429
 Utility Accounting [Signature] Date 6/23/09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ADT
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

Swan Meadows Subdivision	
FLUSH	1
BLOCK	3
LOT NUMBER	4
LOT SIZE	8740 sq. ft.
LIVING AREA	1614.47 sq. ft.
GARAGE	694.88 sq. ft.
TOTAL AREA	2313.35 sq. ft.



C1	Site Plan	NTS	1/12/09	6/23/09	ADT	<p style="font-size: 1.5em; font-weight: bold;">The Drake 1600 sq ft</p> <p>at 2987 Swan Meadows Dr. - Blk 3 Lot 4</p> <p>Sonshine II / Swan Meadows - Grand Junction, CO.</p>	<p style="font-size: 0.8em;">Advanced Drafting Technicians LLC Drafting and Design 1006 North 25th Suite 202 Grand Junction CO 81501 Phone (970) 249-0099 Fax (970) 249-4851</p>
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