

FEE \$	10
TCP \$	2,554
SIF \$	460

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

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

Building Address 2988 Swan Meadows Dr. No. of Existing Bldgs — No. Proposed 1  
 Parcel No. 2943-201-16-007 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1,437  
 Subdivision Swan Meadows Sq. Ft. of Lot / Parcel 8,398  
 Filing 1 Block 2 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,159  
 Height of Proposed Structure 18' 3"

**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 R-4 Maximum coverage of lot by structures 50  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 7/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO   
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District E Driveway Location Approval cl Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

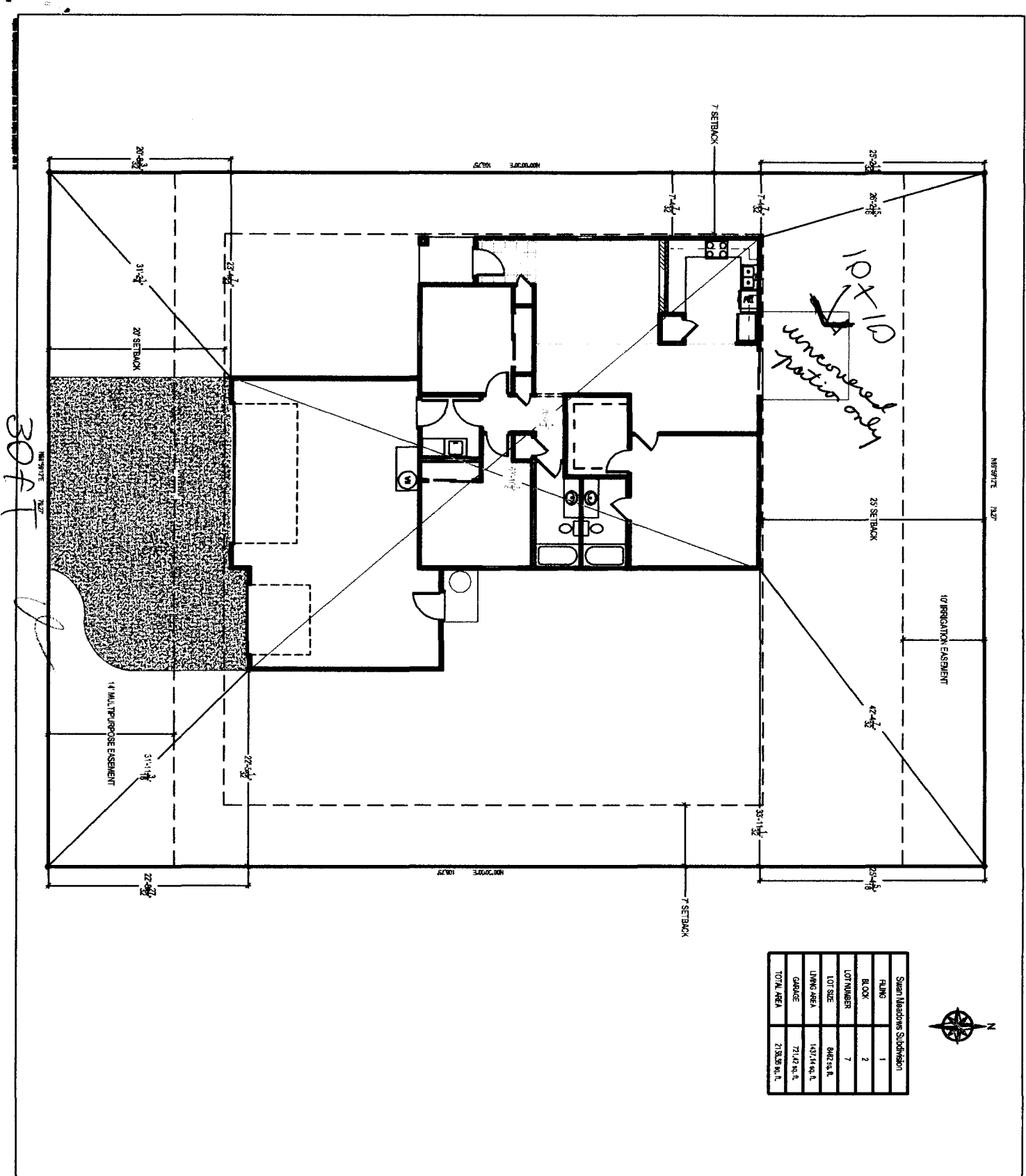
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 8/28/09  
 Planning Approval [Signature] Date 8/31/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21502</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-2-09</u>

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)



Swan Meadows Subdivision	
FLING	1
BL. OX	2
LOT NUMBER	7
LOT SIZE	8647 sq. ft.
LIVING AREA	1437 sq. ft.
GARAGE	721 sq. ft.
TOTAL AREA	21867 sq. ft.



<div style="font-size: 2em; font-weight: bold;">C1</div>	Site Plan
	NTS
	1/6/09
	1/6/09
	ADT

**The Lark**  
 at 2988 Swan Meadows Dr. - Blk 2 Lot 7  
 Sonshine II/Swan Meadows - Grand Junction, CO  
**ACCEPTED**

**Advanced Drafting Technicians L.L.C.**  
 Drafting and Design

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.