

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 2990 Swan meadows Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-16-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2356
 Subdivision Swan meadows Sq. Ft. of Lot / Parcel 8462
 Filing 1 Block 2 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2356
 Height of Proposed Structure 15 FT 7 in

OWNER INFORMATION:

Name Sonshine III construction Dev
 Address 2350 G Road
 City / State / Zip GT Co 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sundance properties
 Address 2350 G Road
 City / State / Zip GT Co 81505
 Telephone 255-8853 (Greg)

***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' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District "E" Driveway Location Approval Bit Special Conditions _____
 (Engineer's Initials)

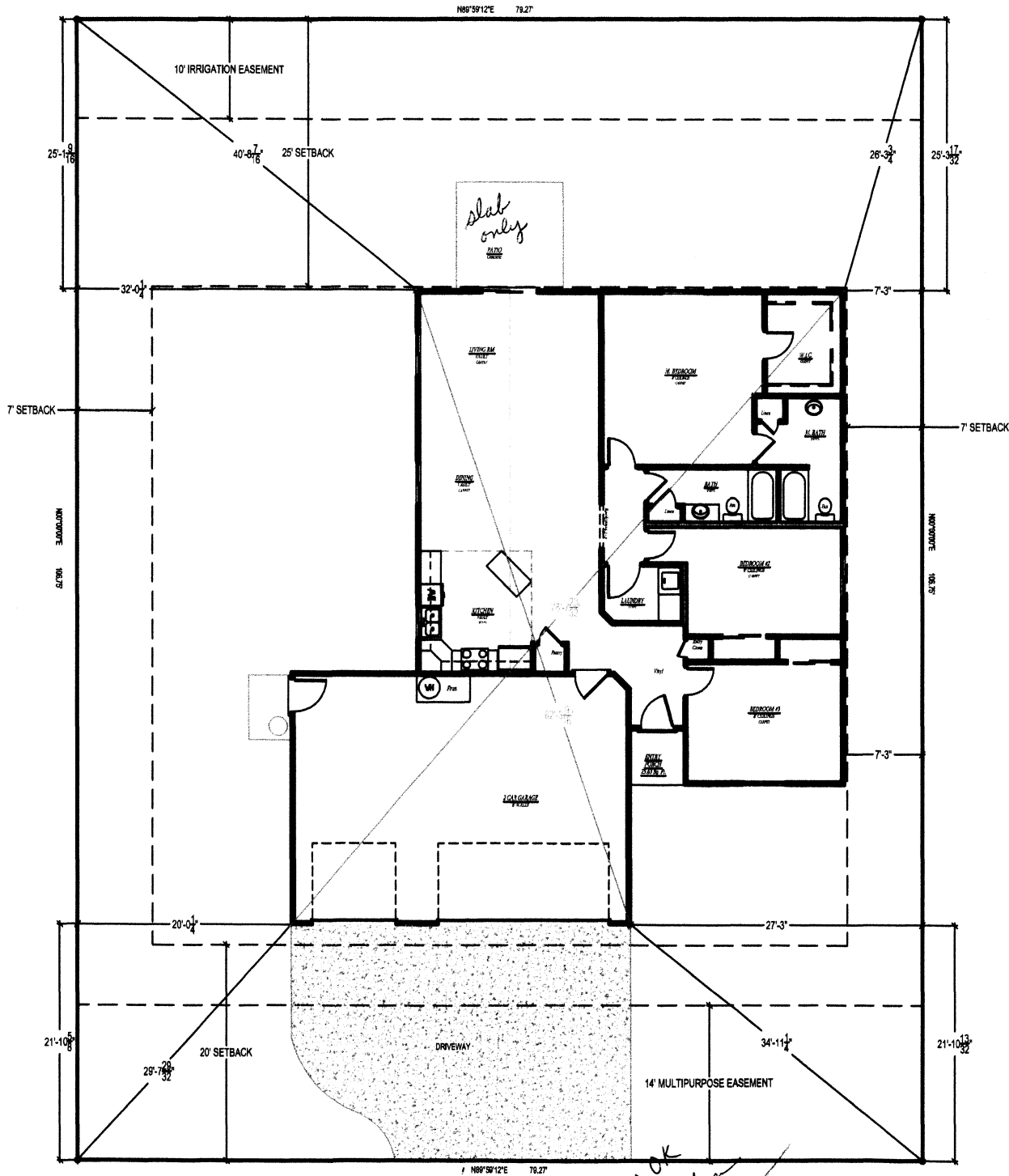
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 3/6/09
 Planning Approval Bit 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>21359</u>
Utility Accounting			Date <u>3-10-09</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)



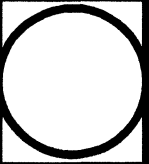
Swan Meadows Subdivision	
FILING	1
BLOCK	2
LOT NUMBER	8
LOT SIZE	8462 sq. ft.
LIVING AREA	1613.39 sq. ft.
GARAGE	742.48 sq. ft.
TOTAL AREA	2355.87 sq. ft.

ACCEPTED DAYLEN HENDSON
 ANY CHANGES TO THIS DIVISION
 MUST BE APPROVED BY THE DIVISION
 ENGINEER AND ARCHITECT



Advanced Drafting Technicians LLC
 Drafting and Design
 1000 North 4th Ave. #23
 Fort Collins, Colorado 80501
 Phone (970) 225-4444 Fax (970) 225-4521

Blue Heron
 Sonshine II / Swan Meadows - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: ADT
 REV Date: 1/7/09
 Date: 1/6/09
 Scale: nts

Site Plan
 Sheet: C1

Driveway OK
 Daylen Hendson