

11

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 2993 Swan Meadows Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-17-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2391
 Subdivision Swan meadows Sq. Ft. of Lot / Parcel 8746
 Filing 1 Block 3 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2391 + 754 (driveway) 3141 36%
 Height of Proposed Structure 16' 5"

OWNER INFORMATION:

Name Sunshine III construction & Dev
 Address 2350 G Road
 City / State / Zip GW 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 GW Co 81505
 Telephone 255-8853 (Gres)

***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 70
 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 PD Special Conditions _____
 (Engineer's Initials)

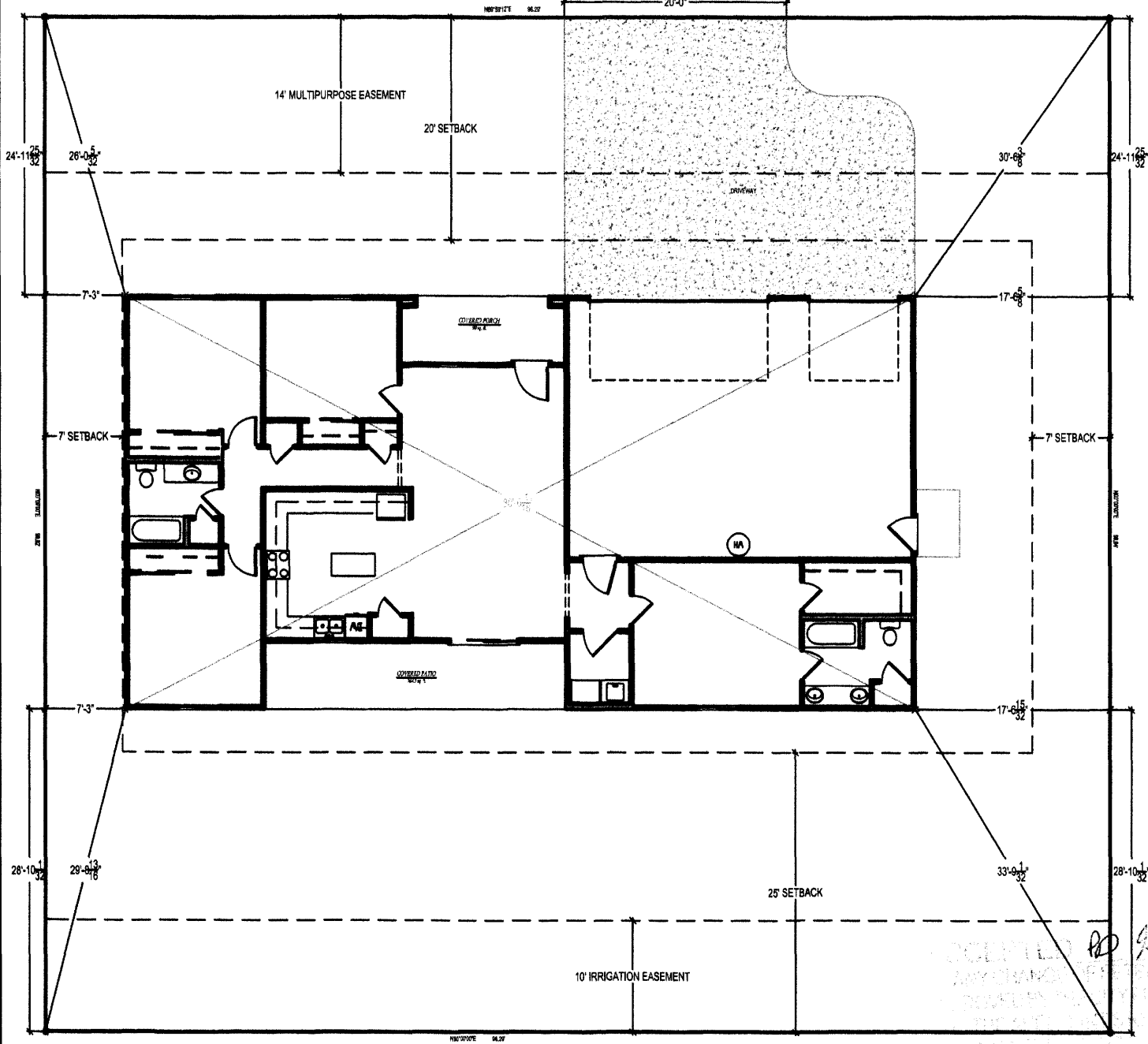
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 2/6/09
 Planning Approval PD [Signature] Date 2/11/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21345</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/11/09</u>		

Driveway OK Pat 2/9/09

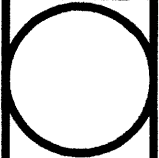


Swan Meadows Subdivision	
FILING	1
BLOCK	3
LOT NUMBER	7
LOT SIZE	8746 sq. ft.
LIVING AREA	1857.15 sq. ft.
GARAGE	733.84 sq. ft.
TOTAL AREA	2390.99 sq. ft.

ACCEPTED BY *AD* *Sayler Henderson*
 ANY CHANGE TO THIS PLAN MUST BE
 APPROVED BY THE ENGINEER. THE ENGINEER
 ASSUMES NO RESPONSIBILITY TO
 ANY OTHER PARTY FOR THE
 ACCURACY OF THE INFORMATION
 CONTAINED HEREIN.



The Sora
 at 2993 Swan Meadows Dr. - Blk 3 Lot 7
 Sunshyne II / Swan Meadows - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: **ADT**
 REV Date: **1/9/09**
 Date: **1/9/09**
 Scale: **NTS**

Site Plan
 Sheet **C1**