

| | |
|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 284 ⁰⁰ |
| SIF \$ | 460 ⁰⁰ |

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

BLDG PERMIT NO. _____

Building Address 2996 swan meadows Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-16-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1437
 Subdivision Swan meadows Sq. Ft. of Lot / Parcel 8462
 Filing 1 Block 2 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2159
 Height of Proposed Structure 18-3

OWNER INFORMATION:

Name Sonshine III construction & Dev
 Address 2350 G Road
 City / State / Zip GJ Co 81503

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 GJ Co 81503
 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 PD Special Conditions _____
 (Engineer's Initials)

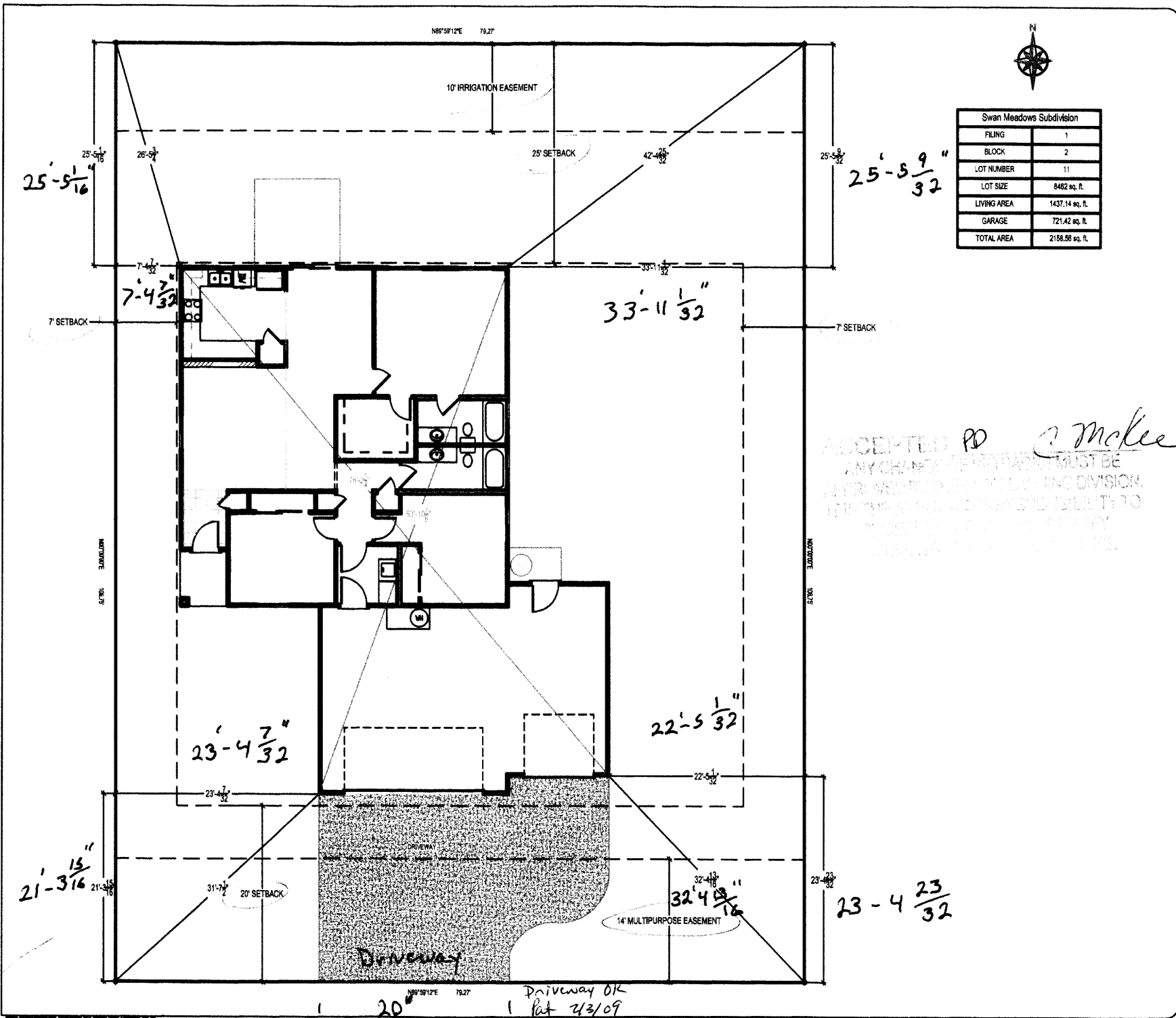
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 2/2/09
 Planning Approval PD [Signature] Date 2/3/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting _____ Date _____

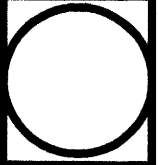


| Swan Meadows Subdivision | |
|--------------------------|-----------------|
| FILING | 1 |
| BLOCK | 2 |
| LOT NUMBER | 11 |
| LOT SIZE | 8482 sq. ft. |
| LIVING AREA | 1437.14 sq. ft. |
| GARAGE | 721.42 sq. ft. |
| TOTAL AREA | 2158.56 sq. ft. |

ACCEPTED PD *make*
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE PLANNING DIVISION.
 THE PLANNING DIVISION IS NOT RESPONSIBLE TO
 THE CLIENT FOR ANY ERRORS OR OMISSIONS
 THAT MAY OCCUR IN THIS PLAN.



The Lark
 at 2996 Swan Meadows Dr. - Blk2 Lot 11
 Sunshine II/Swan Meadows - Grand Junction, CO.



| Revisions | |
|-----------|--|
| A | |
| B | |
| C | |
| D | |
| E | |

| | |
|-----------|--------|
| Drawn By: | ADT |
| REV Date: | 1/5/09 |
| Date: | 1/5/09 |
| Scale: | NTS |

Site Plan
 Sheet
C1

1 20" Driveway OK
 1 Pat 2/3/09