

FEE \$ 10.00
 FCP \$ ~~1589.00~~ ^{2554.00}
 SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address ^{ON} 2997 ~~2995~~ Swan meadows Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-17-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2313
 Subdivision Swan meadows Sq. Ft. of Lot / Parcel 8750
 Filing 1 Block 3 Lot 39
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2313 + DRIVEWAY =
 Height of Proposed Structure 16 feet PATIO

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sonshine III construction & Dev
 Address 2350 G Road
 City / State / Zip GJ CO 81505
 Telephone 255-8853 x 133 Greg

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: PATIO IN REAR SETBACK MUST NOT BE COVERED/ENCLOSED

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) 50% 35' Parking Requirement 2 **PAID**
 Voting District "E" Driveway Location Approval GH Special Conditions JAN 30 2009
 (Engineer's Initials) **TR**

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).

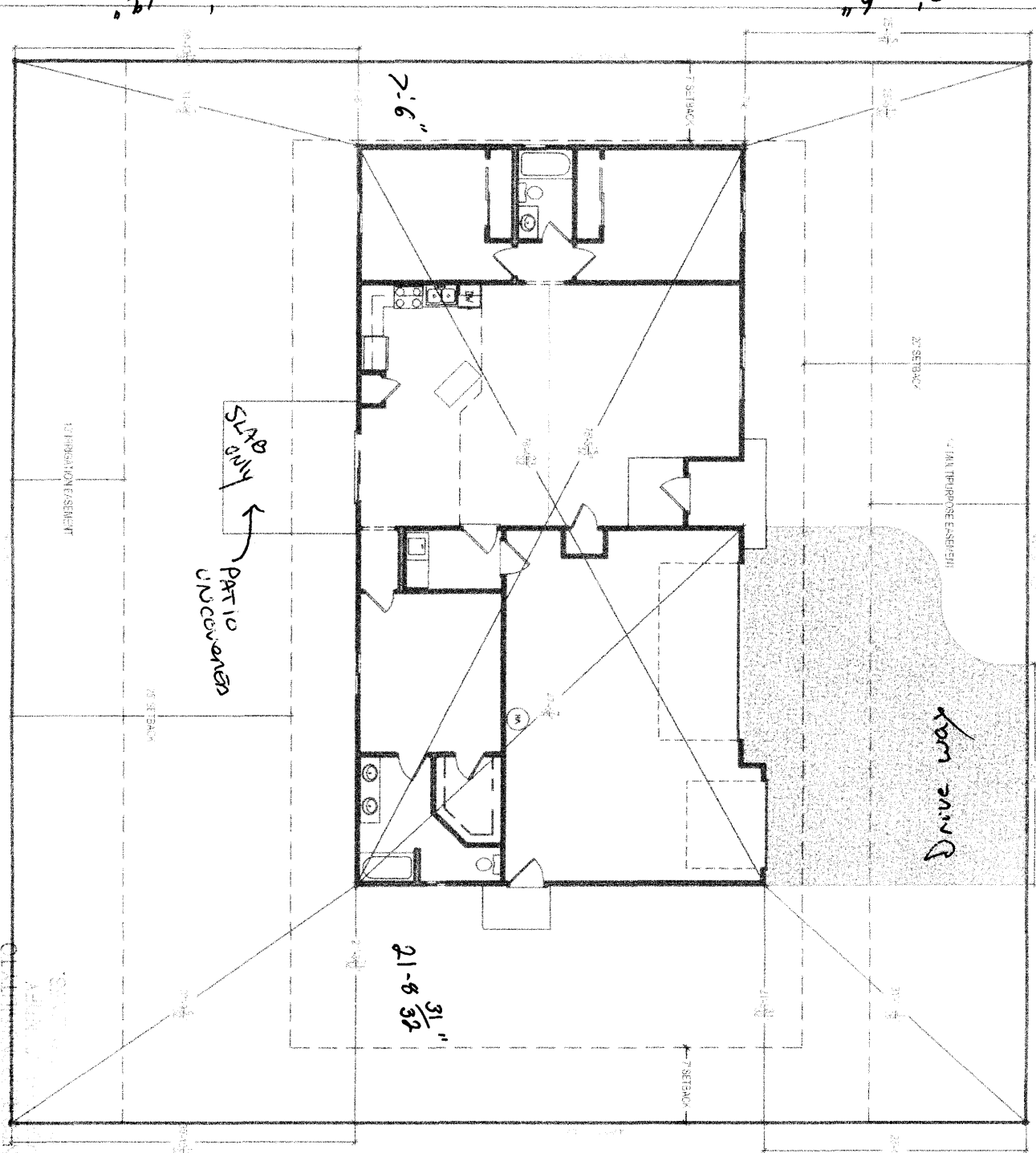
Applicant Signature [Signature] Date 1/30/09
 Planning Approval GH [Signature] Date 1/12/09

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 21330
 Utility Accounting [Signature] Date 1/30/09

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)

PH. L. G. Rydell

ACCEPTED
 ANY CHANGE OF CONDITIONS MUST BE APPROVED BY THE COUNTY ENGINEERING DIVISION
 IT IS THE DUTY OF THE ARCHITECT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



30'-10 19/32"

25'-4 1/8"

30'-10 19/32"

23'-4 9/16"

SWAN MEADOWS 1600 SQ FT	
DATE	
BY	
FOR	
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR OCCUPANCY
4	ISSUED FOR RECORD
5	ISSUED FOR ARCHIVE



C1	Site Plan	ADT	1809	1909	NTS	1909
		ADT	1809	1909	NTS	1909

The Drake 1600 sq ft
 at 2007 Swan Meadows Dr. - 20k x Lot 9
 Sunshine II - Swan Meadows - Grand Junction, CO.

Advanced Drafting Technicians Ltd.
 Drafting and Design
 2007 Swan Meadows Dr. - Grand Junction, CO 81505
 Phone: 261-2244 Fax: 261-2245

Drive way
 20"
 Parkway OK Payless Hardware