

FEE \$	10 ⁰⁰
TCP \$	2554-
SIF \$	440-

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

BLDG PERMIT NO. _____

Building Address 2975 FENWICK LANE
 Parcel No. 2943-201-15-010
 Subdivision SWAN MEADOWS
 Filing 1 Block 1 Lot 10

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1520 #
 Sq. Ft. of Lot / Parcel 12796 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2245 #
 Height of Proposed Structure 14'9"

OWNER INFORMATION:

Name SONSHINE III
 Address 2350 G ROAD
 City / State / Zip GRAND JCT, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name BLUE STAR CONST.
 Address 2350 G ROAD
 City / State / Zip GRAND JCT, 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.

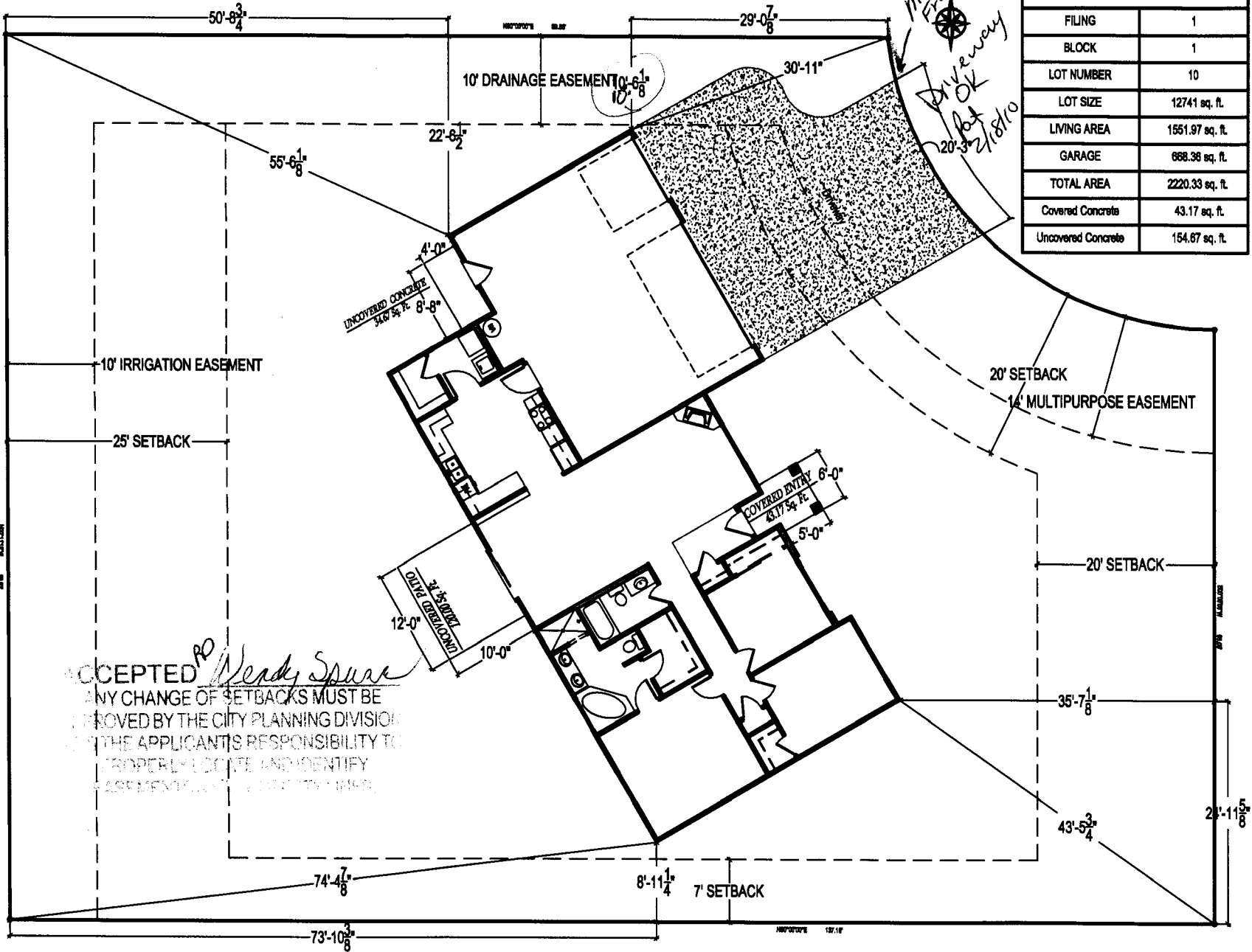
THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <input checked="" type="checkbox"/>		
Voting District <u>E</u>	Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions _____	

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 2/17/10
 Planning Approval [Signature] Date 2/18/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21615</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/18/2010</u>

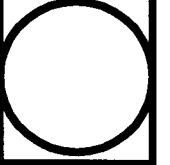


Swan Meadows Subdivision	
FILING	1
BLOCK	1
LOT NUMBER	10
LOT SIZE	12741 sq. ft.
LIVING AREA	1551.97 sq. ft.
GARAGE	688.36 sq. ft.
TOTAL AREA	2220.33 sq. ft.
Covered Concrete	43.17 sq. ft.
Uncovered Concrete	154.67 sq. ft.

ACCEPTED *RD* *Needy Spurr*
 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 SETBACKS.



2975 Fenwick Lane
 at 2999 Swan Meadows Dr. - Blk 3 Lot 10
 Sunshine II / Swan Meadows - Grand Junction, CO



Revisions	
A	
B	
C	
D	
E	

Drawn By	ADT
REV Date	2/15/10
Date	2/9/10
Scale	1/8" = 1'
Site Plan	

Sheet
C1