

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 2978 Fenwick Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-15-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2155.58
 Subdivision Swan Meadows Sq. Ft. of Lot / Parcel 8044
 Filing 1 Block 2 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2155.58
 Height of Proposed Structure 16'-11¹/₁₆"

OWNER INFORMATION:

Name Songline III Construction + Dev
 Address 2350 G road
 City / State / Zip GJ / 60 / 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sundance Property Leasing, Inc.
 Address 2350 G road
 City / State / Zip GJ / 60 / 81505
 Telephone 210-7403 (Garrett)

***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) 40' Parking Requirement 2
 Voting District "E" Driveway Location Approval Dis. 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 4-21-10

Planning Approval [Signature] Date 4/29/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21707

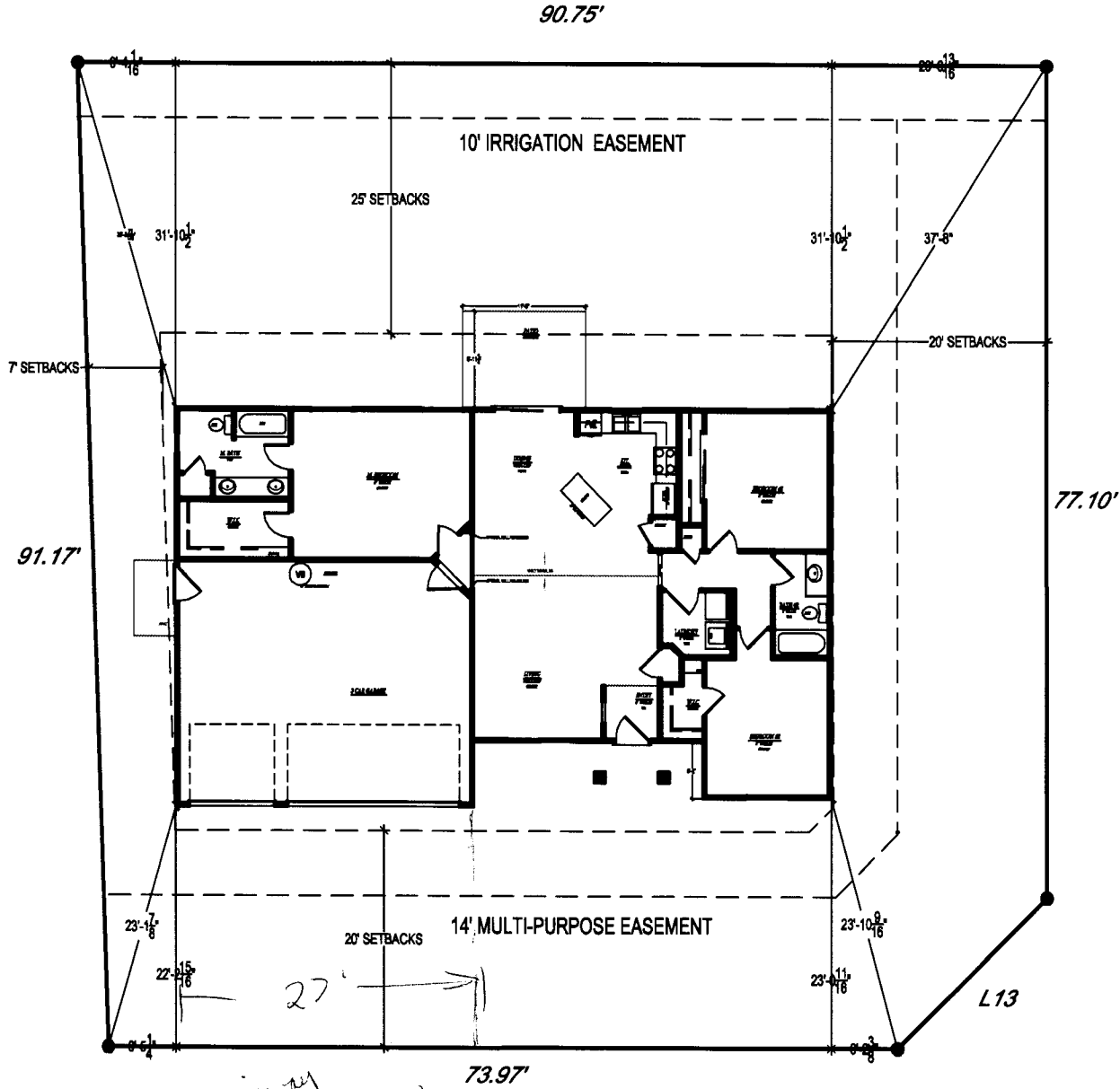
Utility Accounting [Signature] Date 6-2-10

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	1
LOT NUMBER	7
LOT SIZE	8057 sq. ft.
LIVING AREA	1508.58 sq. ft.
GARAGE	822.94 sq. ft.
TOTAL AREA	2131.52 sq. ft.

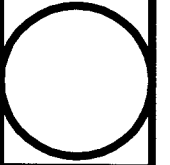
ACCEPTED by *Patricia [unclear]* 4/29/10
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 OBTAIN ALL NECESSARY PERMITS.



*Driveway
 OK
 Stephen [unclear]
 4-29-10*



2978 Fenwick Lane
 Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By	ADT
REV Date	4/29/10
Date	4/29/10
Scale	1/8" = 1'

Site
C1