

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 2979 Fenwick Lane
 Parcel No. 2943-201-15-012
 Subdivision SWAN MEADOWS
 Filing 1 Block 1 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2316
 Sq. Ft. of Lot / Parcel 8341
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2572 30%
 Height of Proposed Structure 16 FT

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 SONSHINE III
 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 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 3/17/10
 Planning Approval PD Wendy Osure Date 3/19/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21630</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/24/10</u>		

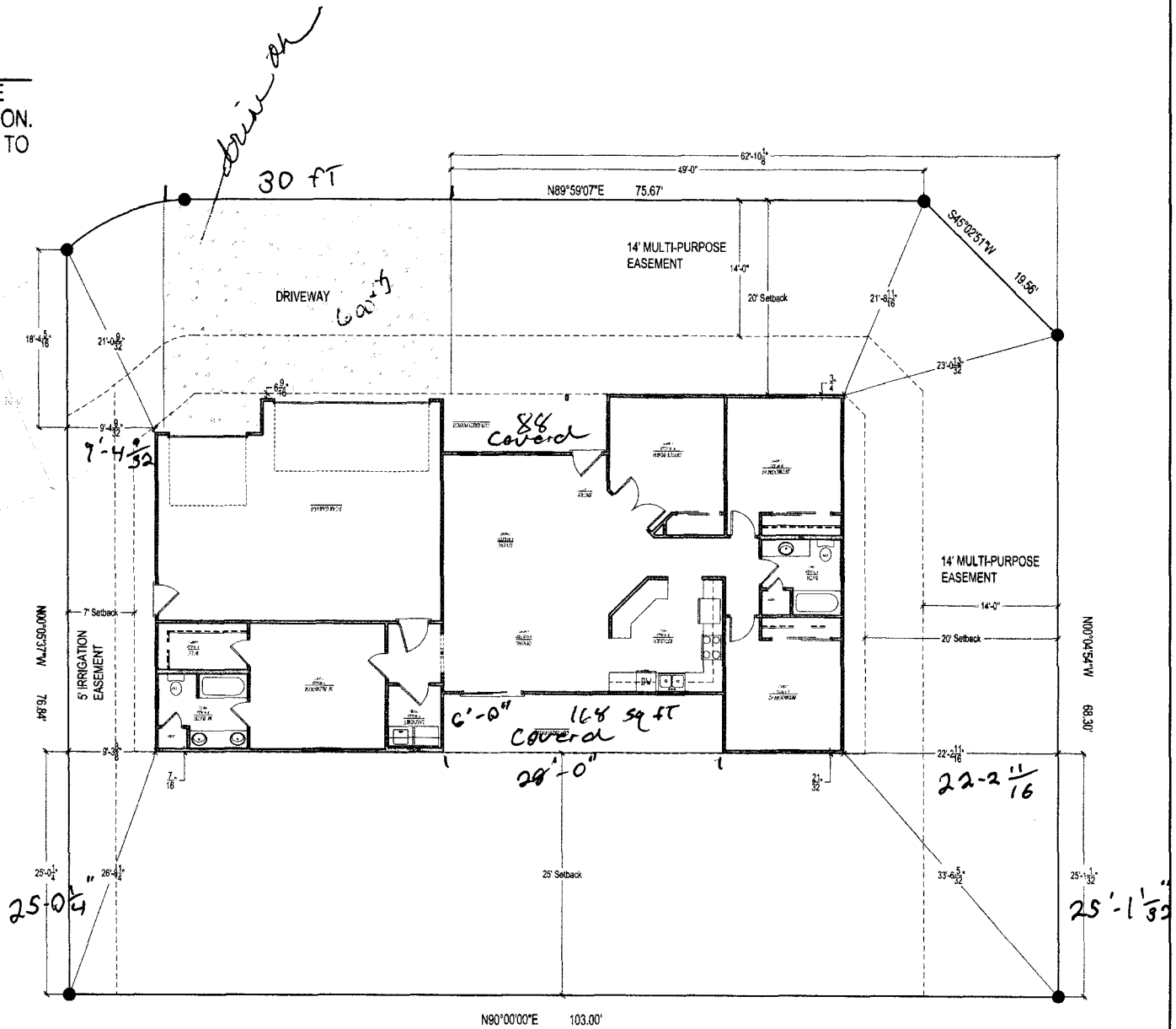
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED PD

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 SETBACK LINES.

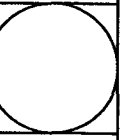


Swan Meadows Subdivision	
FILING	1
BLOCK	1
LOT NUMBER	12
LOT SIZE	8341 sq. ft.
LIVING AREA	1671.15 sq. ft.
GARAGE	644.69 sq. ft.
TOTAL AREA	2315.84 sq. ft.



Sora @ 2979 Fenwick Lane

Swan Meadows - Block 1 - Lot #12
Sonsfire II - Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Checked By:	ADT
REV User:	3/9/10
Date:	3/9/10
Scale:	1" = 5'

SITE PLAN

Sheet **C1**