

FEE \$	10
TCP \$	2,554
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 2981 FENWICK LANE No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-201-18-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1942.41
 Subdivision Swan meadows Sq. Ft. of Lot / Parcel 8147
 Filing 1 Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1942.41 + 553.55 ~~2496.40~~
 Height of Proposed Structure 17'-6" 2496.40

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 [REDACTED] Sundance Property
 Address 2350 G ROAD
 City / State / Zip GRAND JCT CO 81505
 Telephone 970-255-8853 Cell 640-4325

***TYPE OF HOME PROPOSED:**

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

NOTES:

PAID

MAR 31 2010

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 20/25 from property line (PL) Permanent Foundation Required: YES NO
 Side 7/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval ll 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.

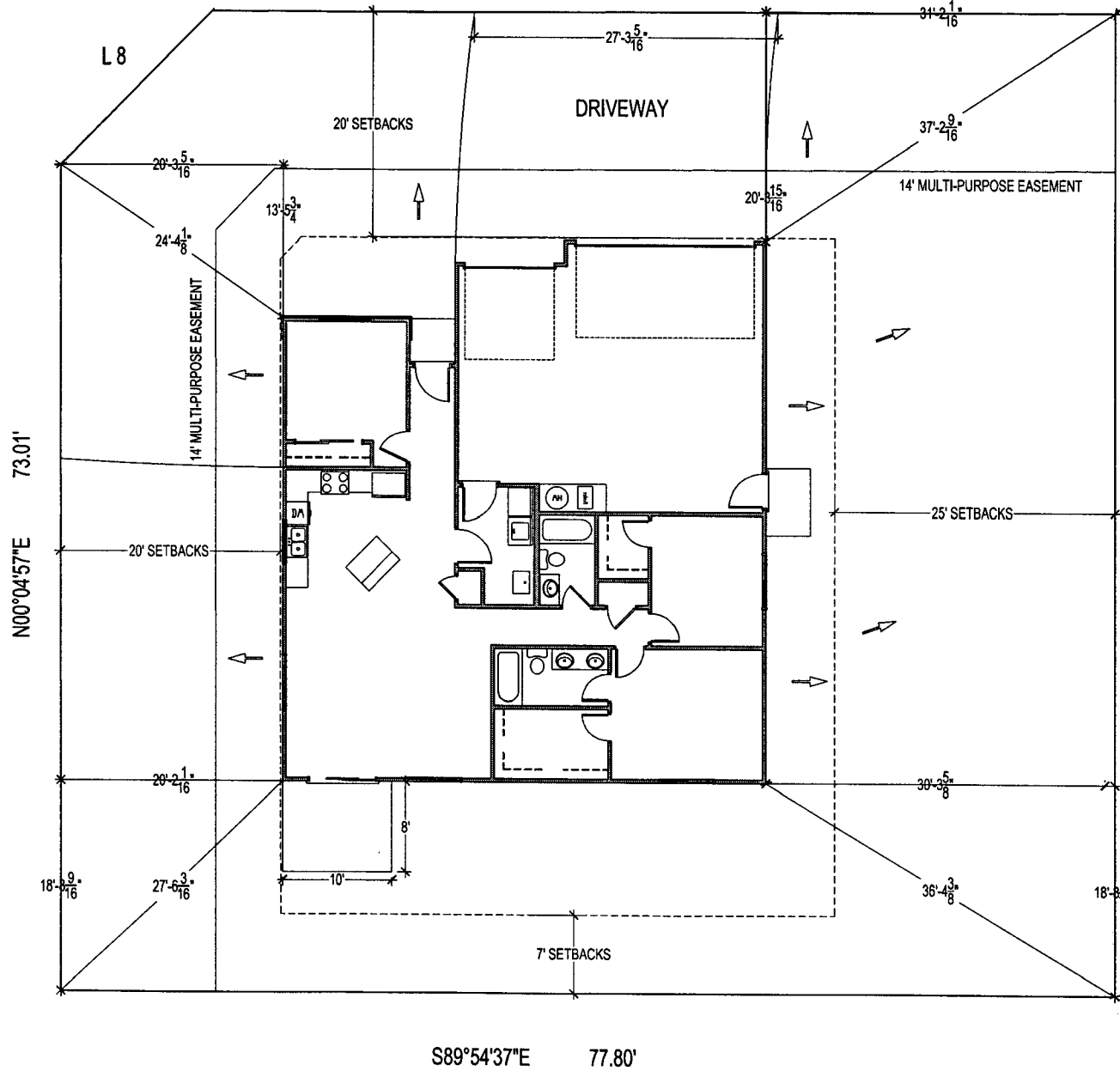
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/26/10
 Planning Approval [Signature] Date 3/30/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21639</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/31/10</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)

Driveway OK Pat 3/30/10
 S89°59'07"W 81.14'



SWAN MEADOWS	
FILING	0
BLOCK	4
LOT NUMBER	3
LOT SIZE	8147 sq. ft.
LIVING AREA	1311.38 sq. ft.
GARAGE	631.03 sq. ft.
TOTAL AREA	1942.41 sq. ft.

1942.41
 553.99

 2496.40

ACCEPTED *AK Pat 3/30/10*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 OBTAIN ALL NECESSARY PERMITS AND
 TO OBTAIN ALL NECESSARY

S89°54'37"E 77.80'