

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 2983 Fenwick Ln
 Parcel No. 2943-201-18-004
 Subdivision Swan meadows
 Filing 1 Block 4 Lot 4

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1552
 Sq. Ft. of Lot / Parcel 8,002 7971.48
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface ^{3193.33}
 (Total Existing & Proposed) 2,220 + 970 (cement) = 3190
 Height of Proposed Structure 16 ft ~~38 ft~~ ^{40 ft}

OWNER INFORMATION:

Name Sonshine III Construction & Dev, LLC
 Address 2350 G Rd
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name ~~XXXXXXXXXX~~ SONSHINE III
 Address 2350 G Rd
 City / State / Zip Grand Junction, CO 81505
 Telephone (970) 255 8853

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

PAID
 MAR 15 2010
 CB

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 X NO _____
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District E Driveway Location Approval PP 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 3/10/2010
 Planning Approval PD Wendy Spurr Date 3/15/10

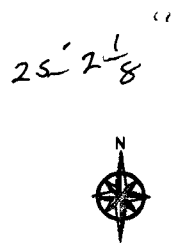
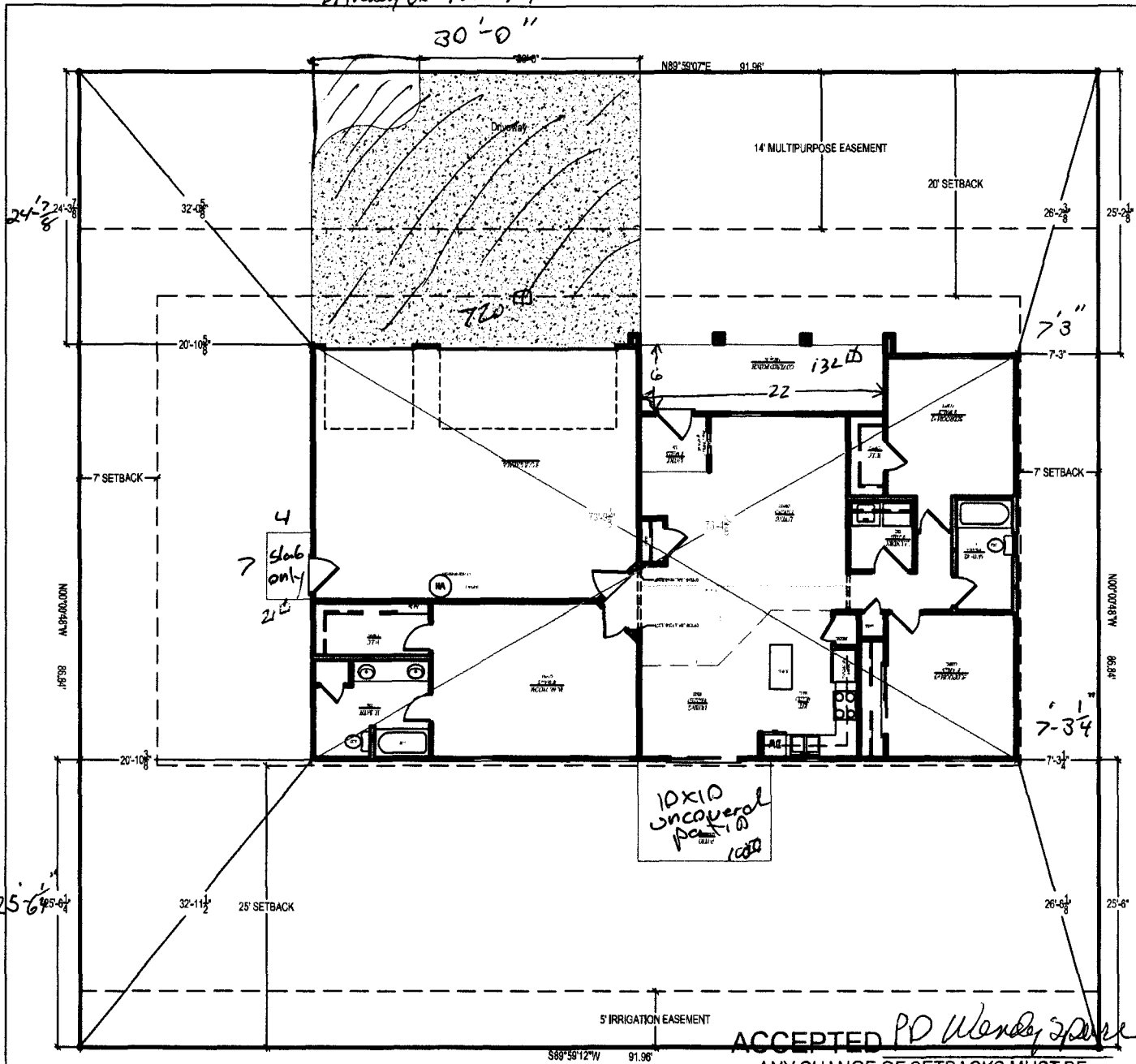
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21625

Utility Accounting [Signature] Date 3/15/10

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)

Driveway OK Pat 3/11/10

30'-0"



Swan Meadows Subdivision	
PLING	1
BLOCK	4
LOT NUMBER	4
LOT SIZE	7986 sq. ft.
LIVING AREA	1551.97 sq. ft.
GARAGE	688.36 sq. ft.
TOTAL AREA	2220.33 sq. ft.

Handwritten calculations:

$$\begin{array}{r}
 2220.33 \\
 720 \text{ driveway} \\
 21 \text{ slab} \\
 100 \text{ patio} \\
 \hline
 3061.33 \\
 132 \text{ porch} \\
 \hline
 3193.33
 \end{array}$$


Mandarin 150 SQ FT
 at 2983 Fenwick Lane - Blk 4 Lot 4
 Sunshine II / Swan Meadows - Grand Junction, CO.



Revisions	
1	
2	
3	
4	
5	

Drawn By:	ADT
APP'D Date:	2/18/09
Rev:	2/19/09
Scale:	NTS
Site Plan	

Sheet **C1**

ACCEPTED PD Wendy Spence

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 PROPERTY LINES.