

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

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

BLDG PERMIT NO. _____

Building Address 2993 Fenwick Lane
 Parcel No. 2943-201-19-003
 Subdivision SWAN Meadows
 Filing 1 Block 5 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1632.73
 Sq. Ft. of Lot / Parcel 8746
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2305.39 SQ FT
 Height of Proposed Structure 16 1/4

OWNER INFORMATION:

Name Sonshine Construction & Dev
 Address 2350 G Road
 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 Sundance Properties
 Address 2350 G Road
 City / State / Zip Grand Junction, CO
 Telephone 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) 40 Parking Requirement 2
 Voting District E Driveway Location Approval [Signature] 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 11/5/10
 Planning Approval [Signature] Date 11/8/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21799</u>
Utility Accounting <u>Dottie Vanover</u>	Date <u>11-12-10</u>		

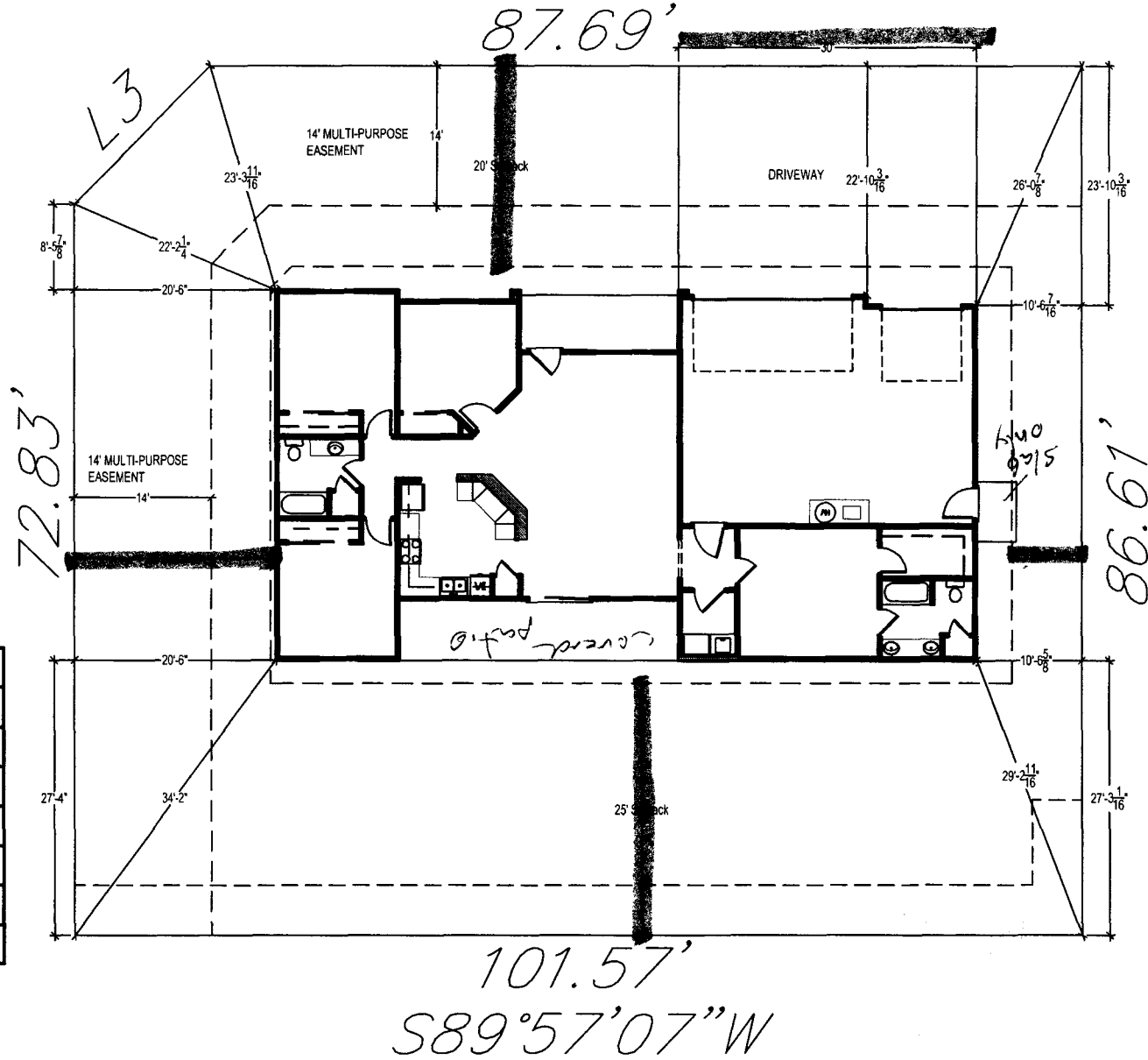
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Pat Anderson 11/3/10*
 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.

ECHO STREET



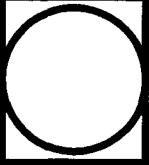
Swan Meadows Subdivision	
FILING	1
BLOCK	5
LOT NUMBER	3
LOT SIZE	8686 sq. ft.
LIVING AREA	1632.73 sq. ft.
GARAGE	672.66 sq. ft.
TOTAL AREA	2305.39 sq. ft.



FENWICK LANE



2993 Fenwick Lane
 Grand Junction, Colorado



Revisions
1
2
3
4
5

Drawn By:	SJSR
REV Date:	11/3/10
Date:	11/3/10
Scale:	nts

Site Plan
 Sheet
C1