

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 353 Hancock St.  
 Parcel No. 2943-201-15-014  
 Subdivision Swan Meadows  
 Filing 1 Block 1 Lot 14

No. of Existing Bldgs — No. Proposed 1  
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1614  
 Sq. Ft. of Lot / Parcel 3483  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2313 27%  
 Height of Proposed Structure 16 ft

**OWNER INFORMATION:**

Name Sonshine III Construction & Dev  
 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): \_\_\_\_\_

**PAID**

**APPLICANT INFORMATION:**

Name Sundance Property Leasing, Inc.  
 Address 2350 G Rd  
 City / State / Zip Grand Junction, CO 81505  
 Telephone 970 255 8853 646 4325

\*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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>	
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>	
Voting District <u>E</u>	Driveway Location Approval <u>21</u> (Engineer's Initials)	Special Conditions _____

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).

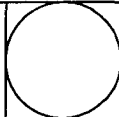
Applicant Signature [Signature] Date 4/29/2010  
 Planning Approval [Signature] Date 4/29/10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21667</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/4/10</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)

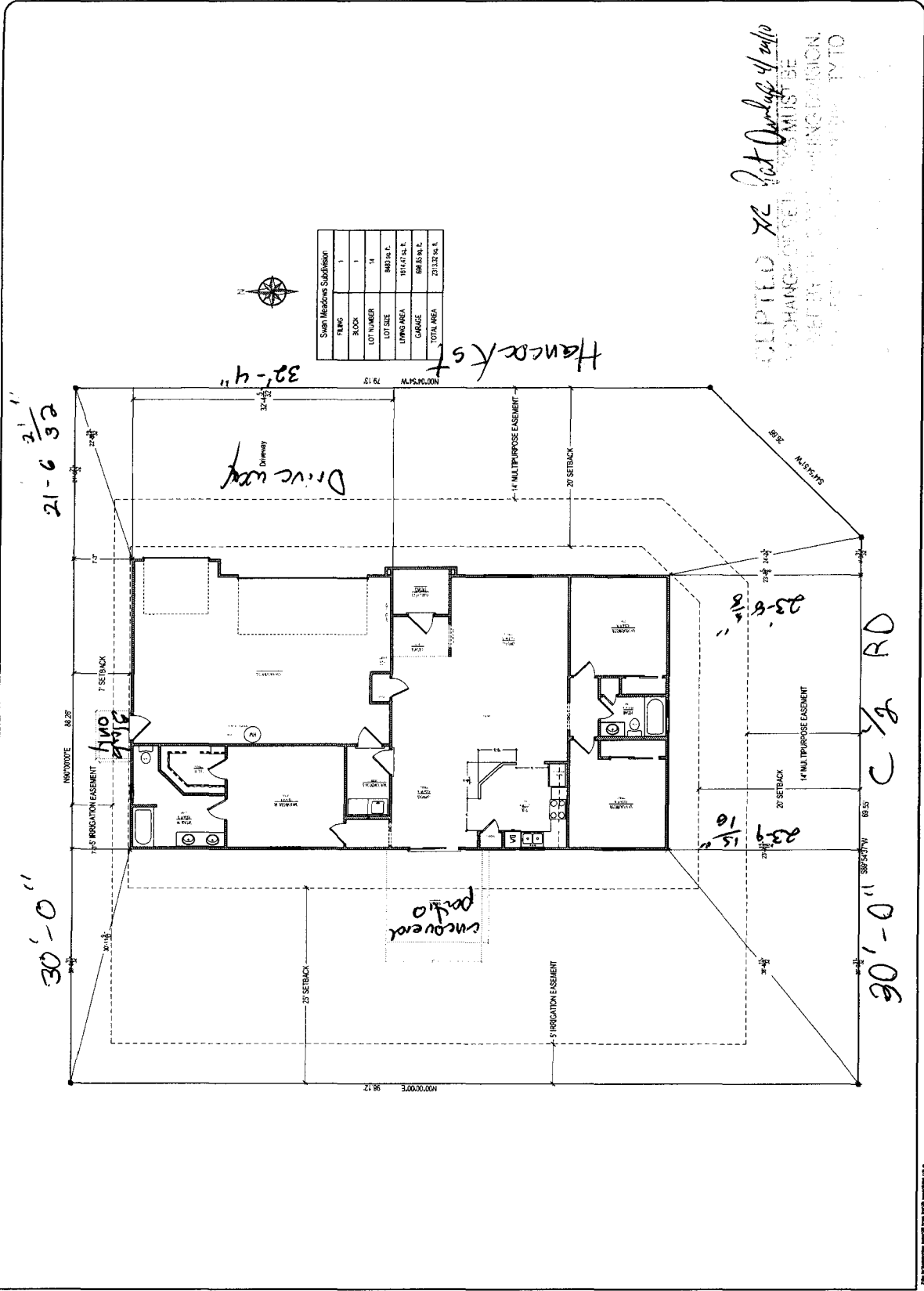


353 Hancock St  
 Grand Junction, CO, 81504



Project	ADT
Rev	3/26/10
Date	3/26/10
Scale	1" = 5'
Sheet	SITE PLAN
Drawn	C1

FILE NO.	BLOCK	LOT NUMBER	LOT SIZE	LIVING AREA	GARAGE	TOTAL AREA
1	1	14	840 S.F.	1574.7 S.F.	688 S.F.	2713.4 S.F.



CLIPPED XL Per Overlay of info  
 COPIED FROM ORIGINAL SET  
 THIS SET MUST BE  
 USED FOR ANY REVISIONS.  
 ALL REVISIONS MUST BE  
 APPROVED BY THE ARCHITECT.