

FEE \$ 10.-
 TCP \$ 1500.-
 SIF \$ 292.-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 635 SNEDDON Pl.
 Parcel No. 2943-053-77-039
 Subdivision FORREST ESTATES
 Filing 1 Block NA Lot 39

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1780
 Sq. Ft. of Lot / Parcel 7,345
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,445
 Height of Proposed Structure 20 ft.

OWNER INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name E. PERRY CONSTRUCTION, INC.
 Address 2177 REDCLIFF CIR.
 City / State / Zip GRAND JUNCTION CO. 81503
 Telephone 970-245-6384

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>100%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>D</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)		

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

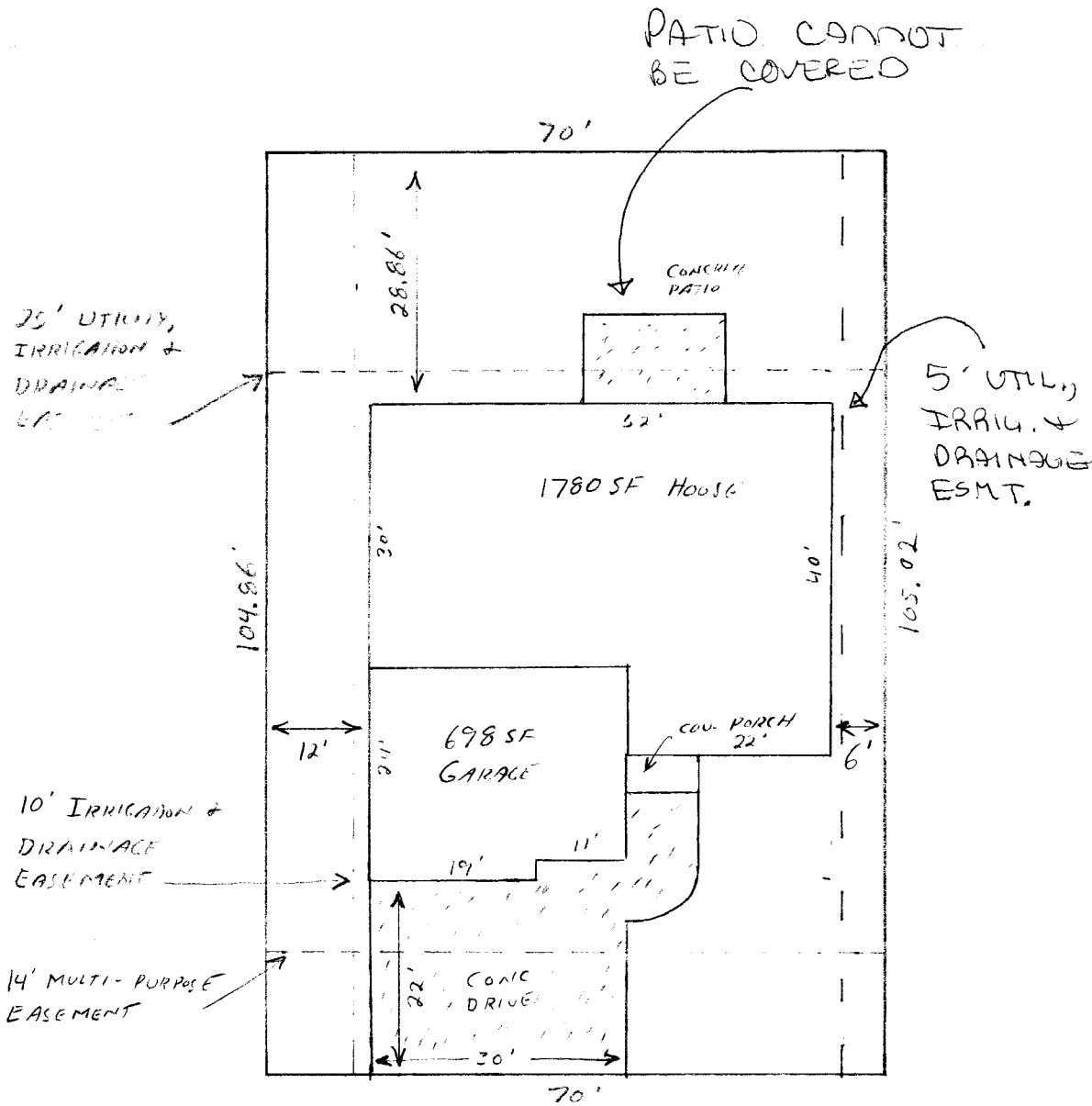
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12/22/05

Department Approval [Signature] Date 12/29/05

Additional water and/or sewer tap fee(s) are required: YES <u>[initials]</u> NO _____	W/O No. <u>18715</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/29/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



LOT = 7,345 SF

635 SNEDDON PL.

IMPERVIOUS SURFACE = 3,445 SF

LOT 39

FOREST ESTATE F. 1

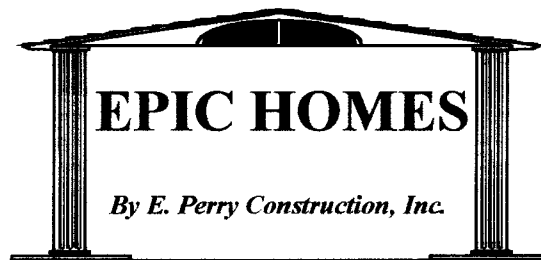
% IMPERVIOUS = 47%

12/29/05

ACCEPTED *W/Issue Change*

ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

done
12/23/05



Eric A. Perry

(970) 245-6384 office/fax

2177 Redcliff Cir.
Grand Junction, CO 81503

(970) 640-8443 cell