

FEE \$ 10.00  
 TCP \$ 1500.-  
 SIF \$ 292.-

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 637 SNEEDON PL.  
 Parcel No. 2943-053-77-038  
 Subdivision FORREST ESTATES  
 Filing 1 Block NA Lot 38

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1780  
 Sq. Ft. of Lot / Parcel ≈ 7,088  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,518  
 Height of Proposed Structure 18'

**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  
 Telephone 245-6384

\*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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-5 Maximum coverage of lot by structures 100'  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions NA  
 Voting District 0 Driveway Location Approval RAH  
 (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 11/16/05

Department Approval XV Gayleen Henderson Date 11-28-05

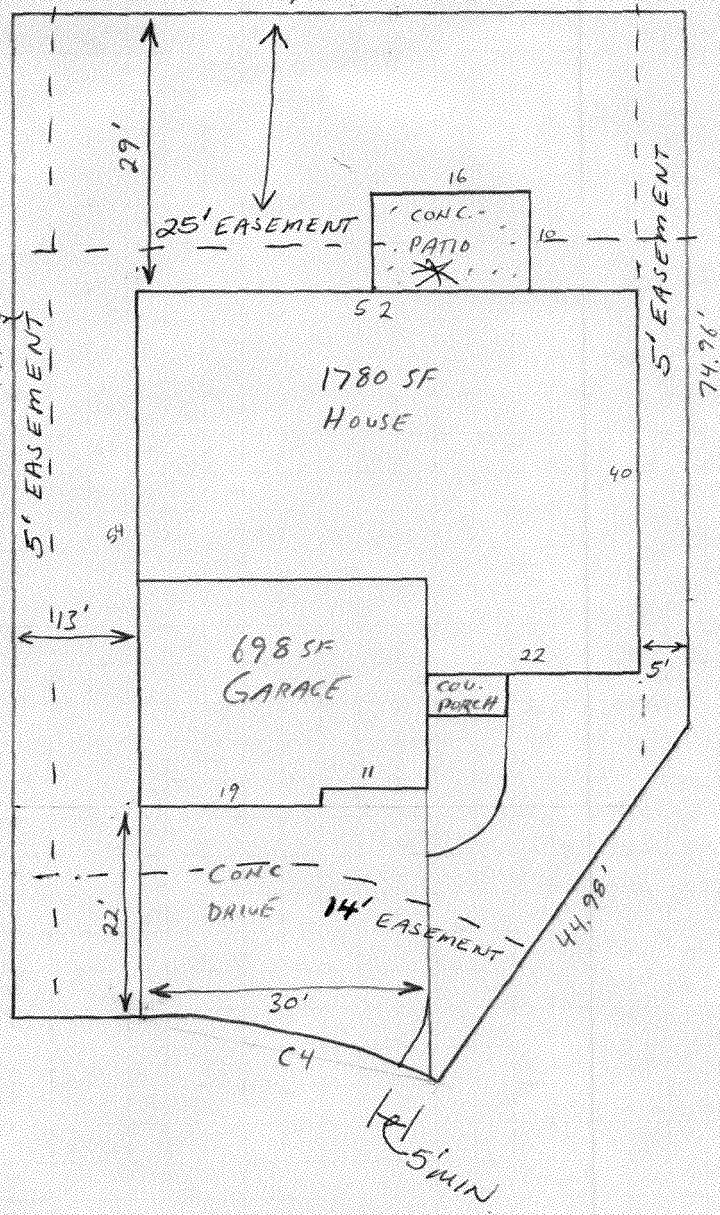
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18597</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/28/05</u>

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)

\* Patio cannot ever be covered or it will not meet setbacks.  
70'

STAEDTLER® No. 937 811E Engineer's Computation Pad

ACCEPTED *XV Gayle Herderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

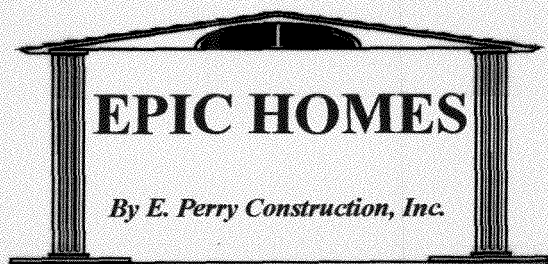


PLOT PLAN

SCALE 1" = 20'

637 SNEDDON PL.  
 LOT 38  
 FORREST ESTATES F1  
 GRAND JUNCTION, CO 81503

*Drive OK as modified  
 Rick Davis  
 11-2-09*



**EPIC HOMES**

By E. Perry Construction, Inc.

**Eric A. Perry**  
 2177 Redcliff Cir.  
 Grand Junction, CO 81503

(970) 245-6384 office/fax  
 (970) 640-8443 cell