

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
 Community Development Department

BLDG PERMIT NO. _____

Building Address 2929 SYLVIA LN.
 Parcel No. 2943-053-77-018
 Subdivision FORREST ESTATES
 Filing 1 Block NA Lot 18

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1780
 Sq. Ft. of Lot / Parcel 6,820
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3445
 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 JUNCT. CO 81502
 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>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 _____ (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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18520</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)

62 ft

10' Multi-purpose easement

26.00 ft

N

110 ft

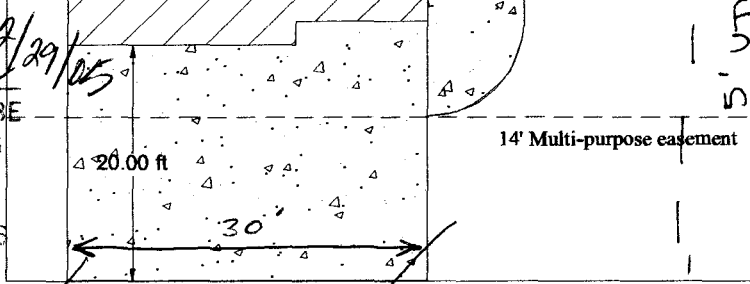
110 ft

5.00 ft

5.00 ft

Lot Size = 6,820 SF
Impervious surfaces = 3,445 SF
% Impervious surfaces = 51%

ACCEPTED *KV* *Misha Anan* *12/29/05*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY IS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



32' max 62 ft

Sylvia Ln

driv ok
12/23/05

Site Plan

Scale 1" = 16'



2929 Sylvia Ln
Lot 18
Forrest Estates Sub F. 1

E. Perry Construction, Inc
2177 Redcliff Cir.
Grand Junction, CO 81503
(970) 245-6384