

FEE \$ 10.-

TCP \$ 1500.-

SIF \$ 292.-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2930 SYLVIA LN. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-77-029 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1863
 Subdivision FORREST ESTATES Sq. Ft. of Lot / Parcel 6,820
 Filing 1 Block NA Lot 29 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,294
 Height of Proposed Structure 22'

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 CONST. INC.
 Address 2177 REDCLIFF CIR.
 City / State / Zip 65, CO 81503
 Telephone 970-245-6384

*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 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____

Voting District D Driveway Location Approval [Signature]
 (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

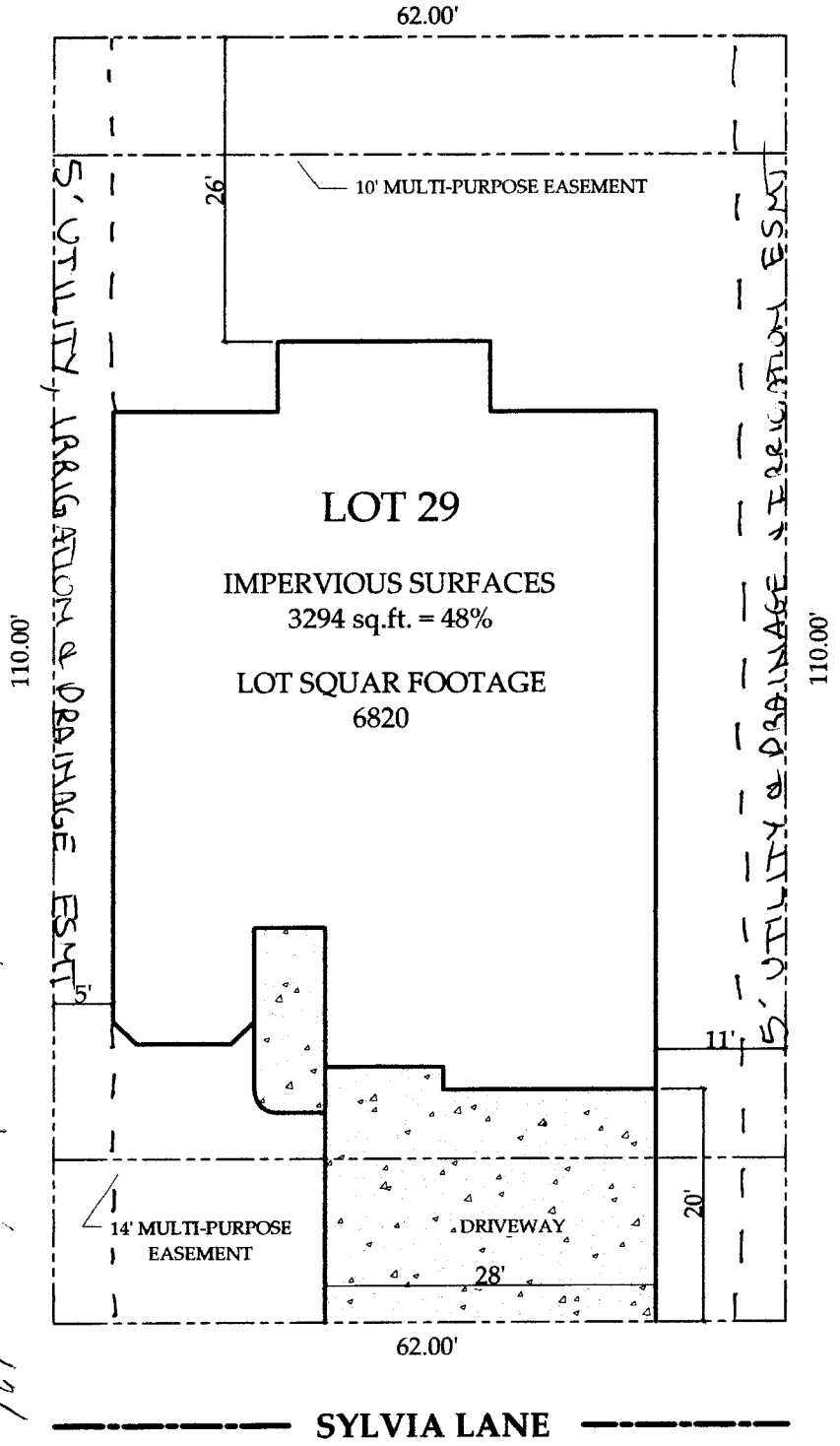
Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>18718</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/29/05</u>		

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)

SITE PLAN for EPIC HOMES

FORREST ESTATES SUBDIVISION FILING ONE
2930 SYLVIA LANE - 2943-053-77-029

*no/s2/r.1
12/29/05*



ACCEPTED *XV*
 ANY CHANGES OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND NEIGHBORS
 RESPECTFULLY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

*Ullrich
12/29/05*

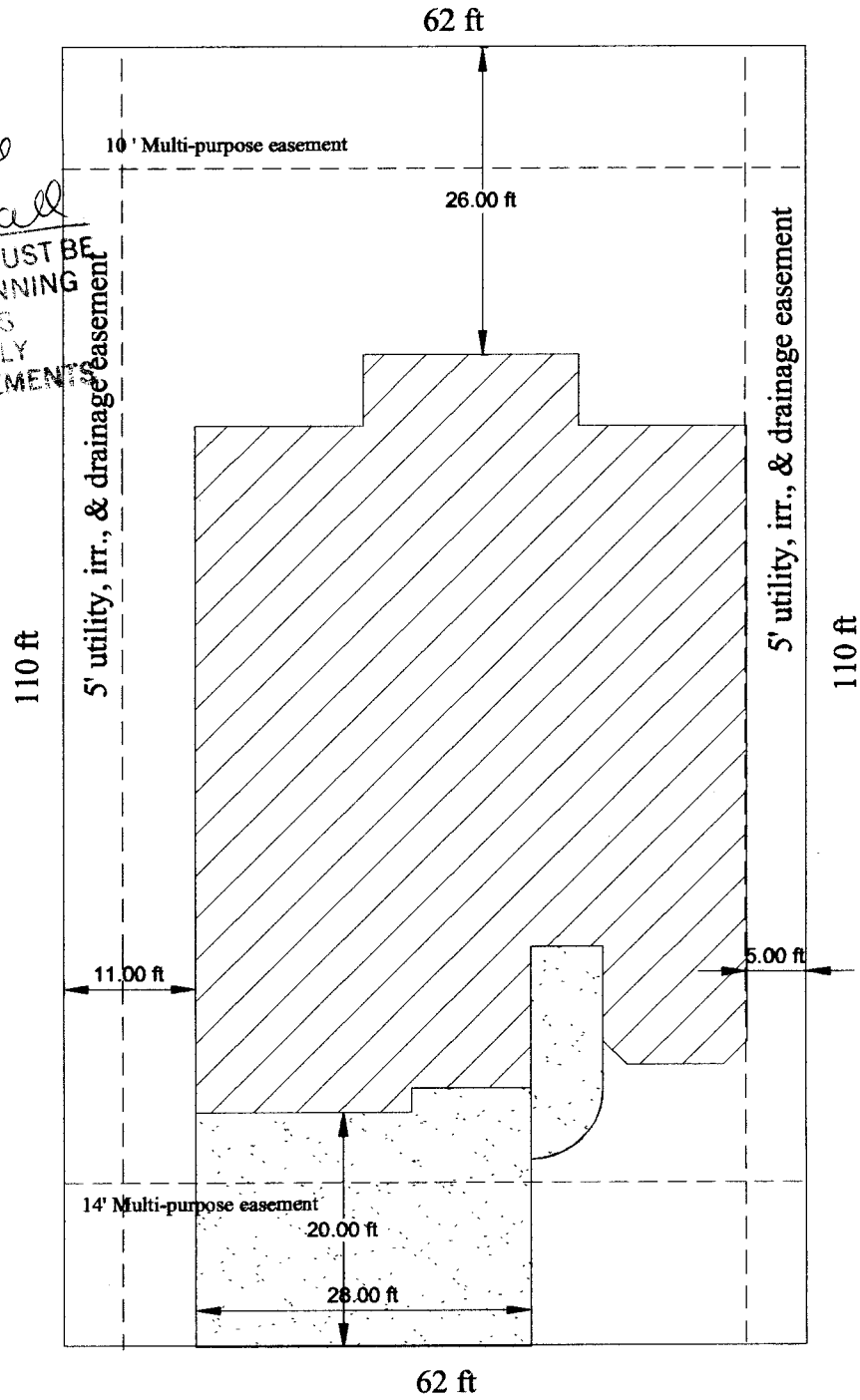
*Revised
2/7/06
C. Fay Hall*

ACCEPTED
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.



Lot Size = 6,820 SF
Impervious surfaces = 3,294 SF
% Impervious surfaces = 48 %

*DRIVE O.K.
Vau//
2/7/06*



Sylvia Ln

Site Plan

Scale 1" = 16'



2930 Sylvia Ln
Lot 18
Forrest Estates Sub F. 1

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