

FEE \$ 10.00

TCP \$ 1500.00

SIF \$ 292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2932 SYLVIA LN

No. of Existing Bldgs 0 No. of Proposed 1

Parcel No. 2943-053-77-028

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1760

Subdivision FORREST ESTATES

Sq. Ft. of Lot / Parcel 6820

Filing 1 Block NA Lot 28

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3495

### OWNER INFORMATION:

Height of Proposed Structure 20

Name SAME

### DESCRIPTION OF WORK & INTENDED USE:

Address \_\_\_\_\_

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

City / State / Zip \_\_\_\_\_

### APPLICANT INFORMATION:

### \*TYPE OF HOME PROPOSED:

Name E. PERRY CONST. INC.

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

Address 2177 REDLICK CIR.

City / State / Zip GRAND JUNCTION, CO 81503

NOTES: \_\_\_\_\_

Telephone 970-245-6384

**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  NO

Side 5' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions \_\_\_\_\_

Voting District 0 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

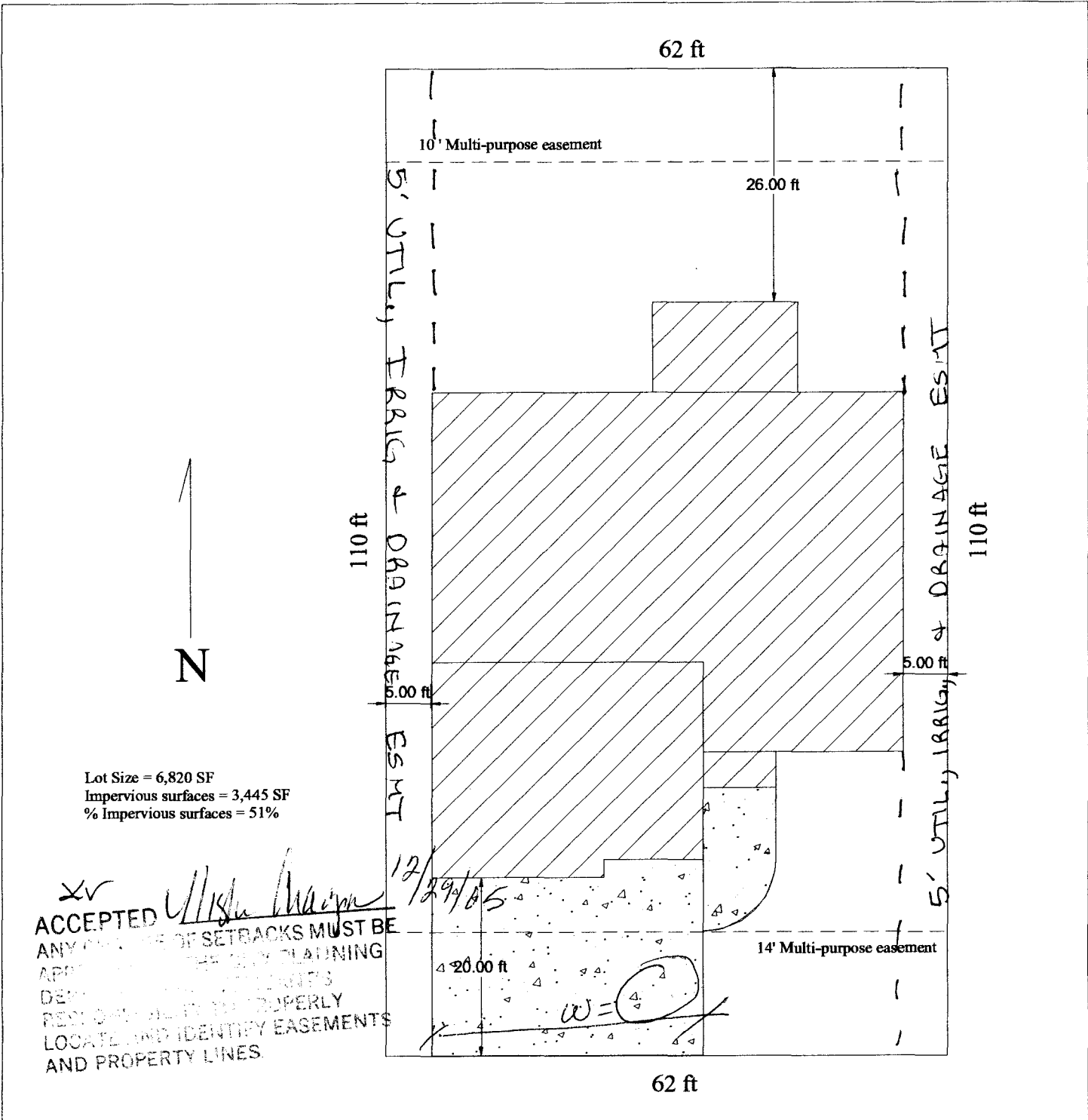
Department Approval [Signature]

Date 12/29/05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18719

Utility Accounting [Signature] Date 12/29/05

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

*XV*  
 ACCEPTED *Ullrich*  
 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.  
 12/29/05

Sylvia Ln

# Site Plan

*drive dc*  
*32' max*  
*12/23/05*  
 Scale 1" = 16'



2932 Sylvia Ln  
 Lot 28  
 Forrest Estates Sub F. 1

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 2177 Redcliff Cir.  
 Grand Junction, CO 81503  
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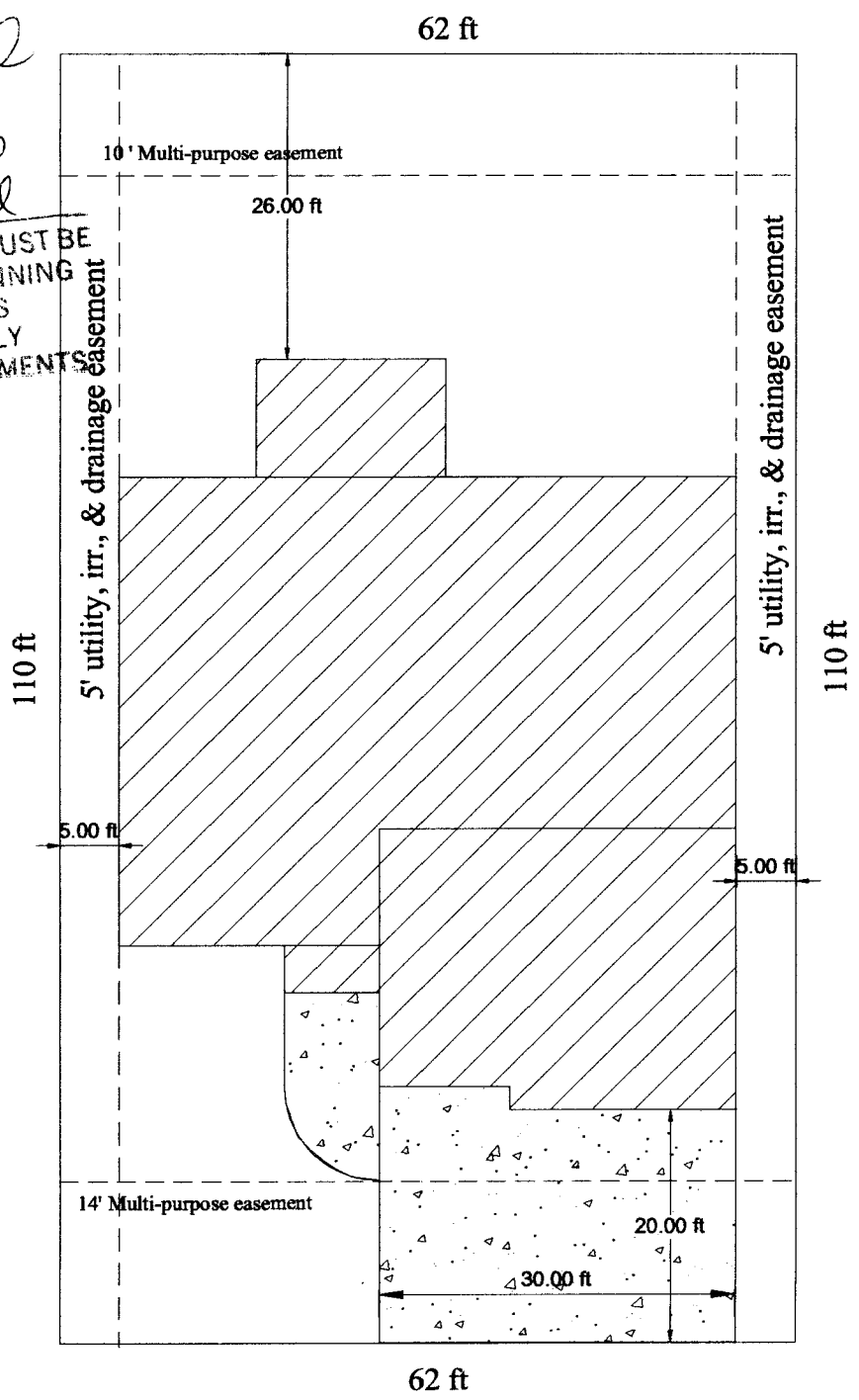
*Revised  
2/27/06  
C. Lape Hall*

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*DRIVE O.K.  
VMM  
2/2/06*



Sylvia Ln

### Site Plan

Scale 1" = 16'



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