

FEE \$ 100  
 TCP \$ 1500  
 SIF \$ 292

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
Community Development Department

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

Building Address 2937 SYLVIA LN.  
 Parcel No. 2943-053-77022  
 Subdivision FORREST ESTATES  
 Filing 1 Block NA Lot 22

No. of Existing Bldgs 0 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1780  
 Sq. Ft. of Lot / Parcel 6,820 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3,422  
 Height of Proposed Structure 22'

**OWNER INFORMATION:**

Name TRIM LINE CONST.  
 Address 1177 17 1/2 RD.  
 City / State / Zip FRUITA, CO 81521

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAME E. PERRY CONST. INC.  
 Address 2177 REDCLIFF CIR.  
 City / State / Zip GI, CO 81503  
 Telephone 245-6384 / 640-8443

**\*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 <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)	<p>DATE  <b>DEC 16 2005</b></p>

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 12/9/05  
 Department Approval [Signature] Date 12-16-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18041</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/16/05</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)

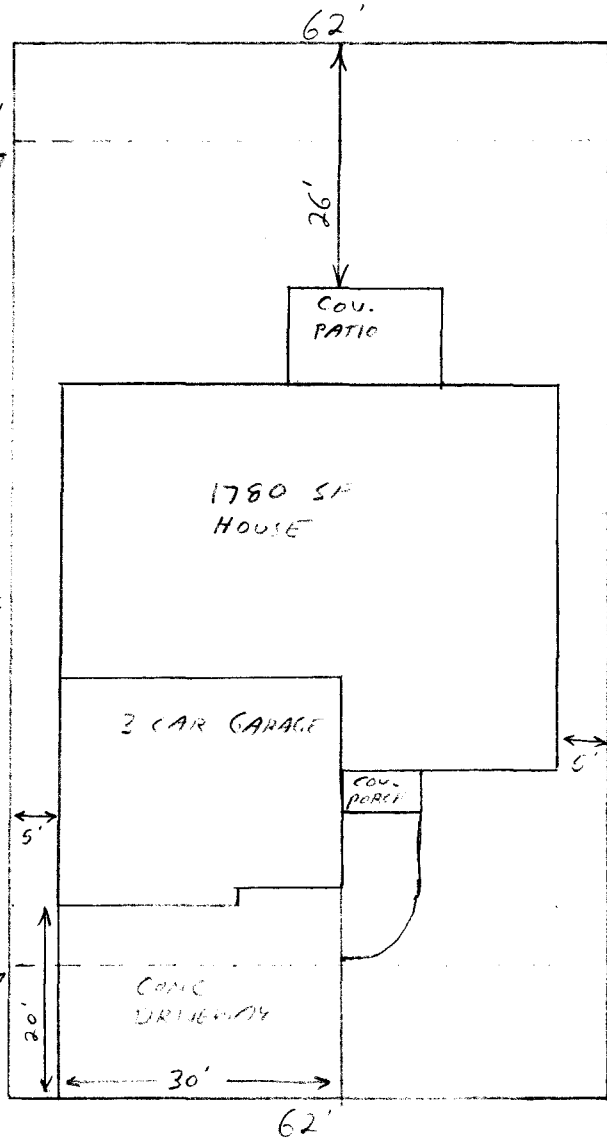
2937 SYLVIA LN.

LOT 22

FOREST ESTATES SUBDIV. F1



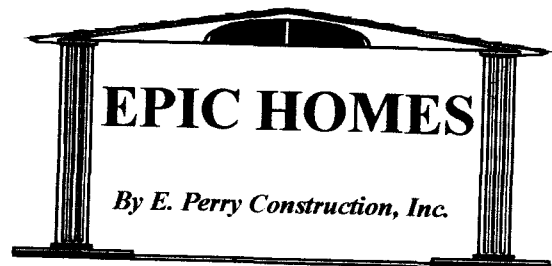
10' IRRIGATION  
& DRAINAGE  
EASEMENT



ACCEPTED <sup>KV</sup> *Kathy Valls*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE HOMEOWNER'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

SCALE 1" = 20'

*Give OK  
 Rick Davis  
 12-12-05*



**Eric A. Perry**

2177 Redcliff Cir.  
Grand Junction, CO 81503

(970) 245-6384 office/fax

(970) 640-8443 cell