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| FEE \$10. ^{00/} |
| TCP \$1539. ^{00/} |
| SIF \$ 460. ^{00/} |

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

BLDG PERMIT NO. _____

Building Address 2927 JOAN WAY No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-053-77-045(part) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1940
 Subdivision FORREST ESTATES Sq. Ft. of Lot / Parcel 7,954
 Filing 2 Block 3 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3728
 Height of Proposed Structure 22

OWNER INFORMATION:

Name E. PERRY CONST. INC.
 Address 2177 REDLIEFF CIR.
 City / State / Zip GJ, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 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.

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| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>RMF-5</u> | Maximum coverage of lot by structures <u>6070</u> |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ |
| 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 <u>TRAD</u> (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).

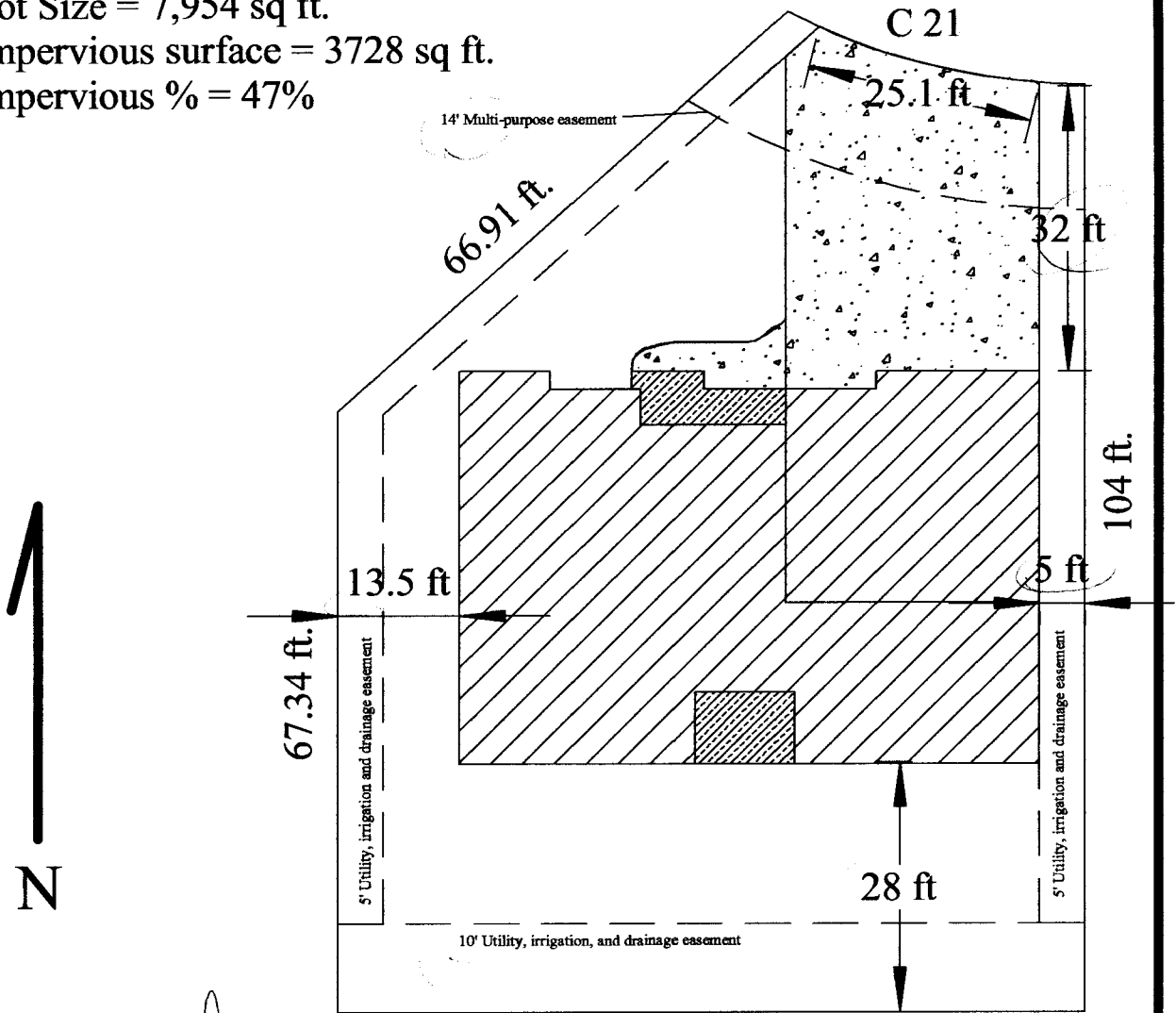
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 10/25/06
 Department Approver Judith A. P... ^{10/31} Date 11-1-06

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>19043</u> |
| Utility Accounting | Date <u>11/1/06</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)

Lot Size = 7,954 sq ft.
 Impervious surface = 3728 sq ft.
 Impervious % = 47%



ACCEPTED *[Signature]* 11/1/20 82.5 ft.
 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.

Site Plan

Scale 1"= 20'



2927 Joan Way
 Lot 10 Blk 3
 Forrest Estates F2

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