

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 386 ROSEMARY WAY
 Parcel No. 2943-191-37-004
 Subdivision WHITE WILLOWS
 Filing 2 Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1940
 Sq. Ft. of Lot / Parcel 8,280
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 42%
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name KAKOPELLI CONST.
 Address 1198 BLACK RIDGE
 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 E. PERRY CONST. INC.
 Address 2177 REDCLIFF CIR.
 City / State / Zip GJ CO 81503
 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Eng foundation Req'd</u>
Voting District <u>E</u> Driveway Location Approval <u>YCP</u> (Engineer's Initials)	<u>AP approval required prior to bldg.</u>

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).

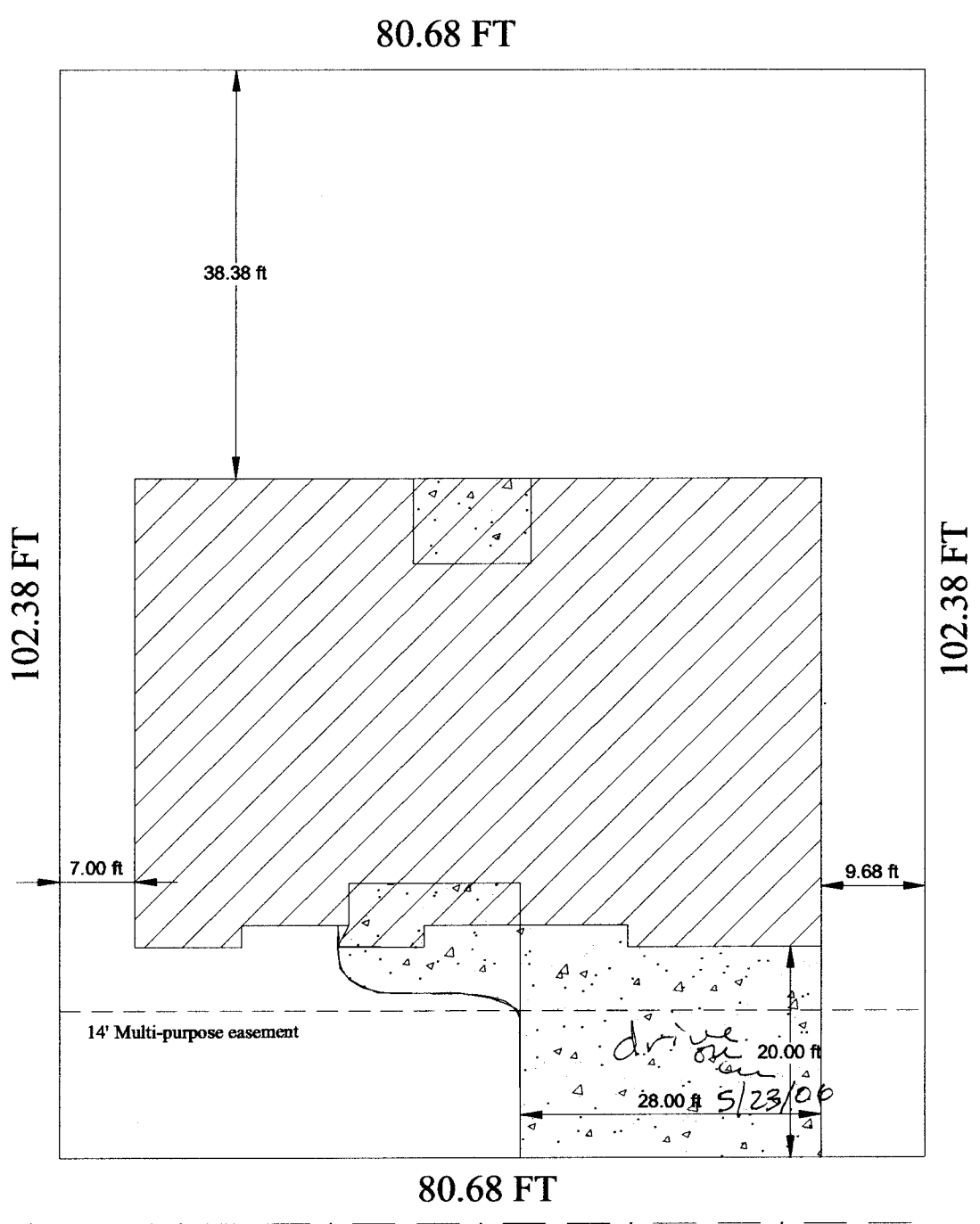
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/19/06
 Department Approval [Signature] Date 5/30/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19135</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/30/06</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)

P.H. Callahan 5/23/06
 ALL DIMENSIONS MUST BE
 VERIFIED BY CITY PLANNING
 DEPARTMENT. PROPERTY
 LOCATIONS MUST BE PROPERLY
 LOCATED AND DIMENSIONS
 AND PROPERTY LINES.



Lot Size = 8,260 SF
 Impervious surfaces = 3,456 SF
 % Impervious surfaces = 42%

Rosemary Way



Site Plan

Scale 1" = 16'



386 Rosemary Way
 Lot 4 Block 3 Filling 2
 White Willows

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