

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 390 ROSEMARY WAY
 Parcel No. 2943-A1-37-002
 Subdivision WHITE WILLOWS
 Filing 2 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1780
 Sq. Ft. of Lot / Parcel 8,260
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~2,762~~ 3,445
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name KOKOPELLI CONSTRUCTION
 Address 1198 BLACKRIDGE DR.
 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 GRAND JUNCTION, CO 81503
 Telephone 245-6384

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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.

NOTES: Require a foundation design performed by a registered engineer. Swirliness foundations must be directly supported on the soils existing prior to grading.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSE-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Acco approval req'd
 Voting District E 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).

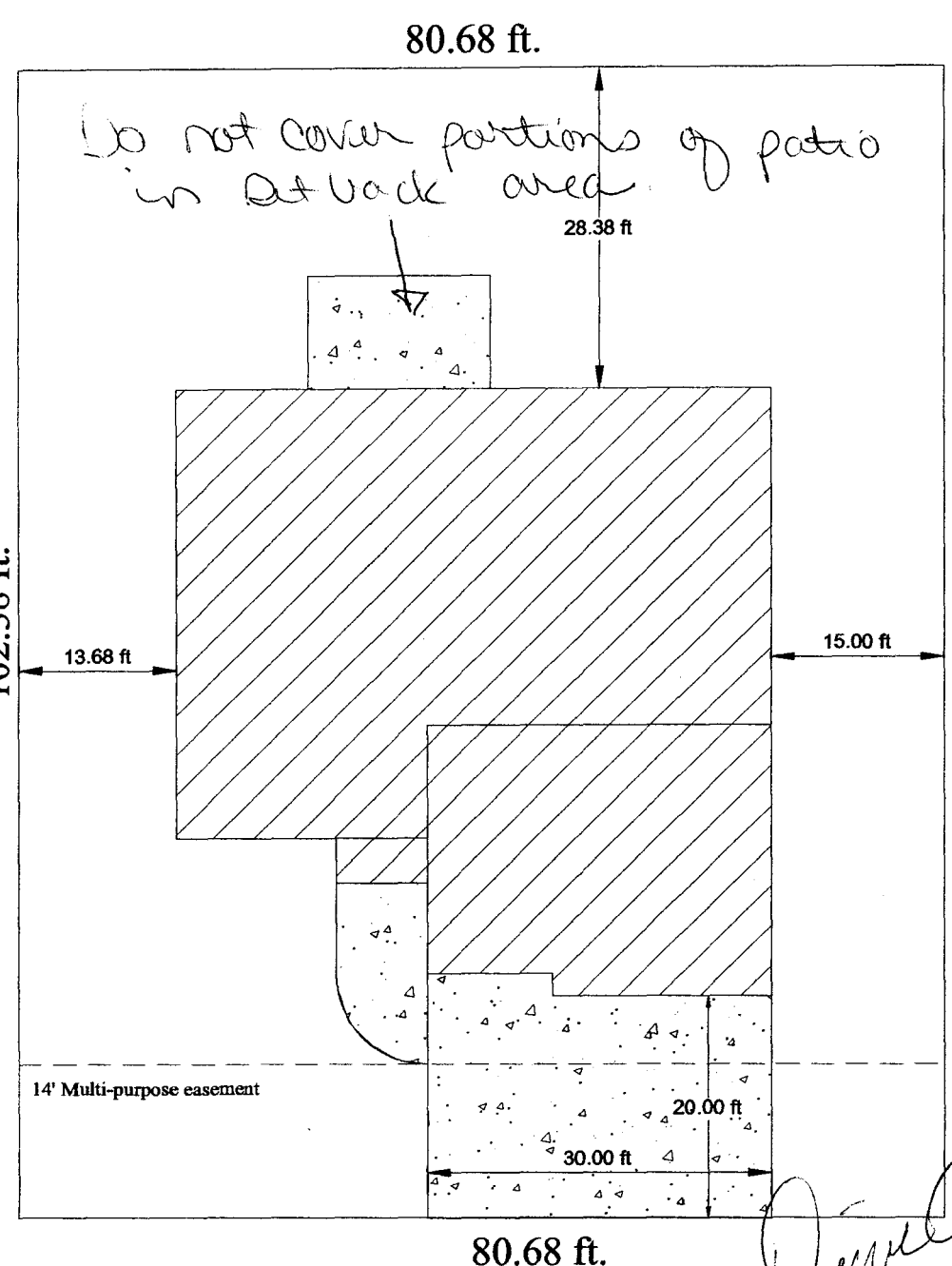
Applicant Signature [Signature] Date 4/5/06
 Department Approval [Signature] Date 4-13-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19014
 Utility Accounting [Signature] Date 4/13/06

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)

4-13-06

ACCEPTED ~~XXXXXX~~
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. APPLICANTS
RESUBMITTING TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Handwritten signature and date:
4-5-06



Lot Size = 8,260 SF
Impervious surfaces = 3,445 SF
% Impervious surfaces = 42%

Site Plan

Scale 1" = 16'



390 Rosemary Way
Lot 2 Block 3 Filling 2
White Willows

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