

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 2854 YARROW  
 Parcel No. 2943-191-35-002  
 Subdivision WHITE WILLOWS  
 Filing 2 Block 1 Lot 2

No. of Existing Bldgs 0 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1940  
 Sq. Ft. of Lot / Parcel 8,512  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3,456  
 Height of Proposed Structure 18'

**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 E. PERRY CONST. INC.  
 Address 2177 REDCLIFF CIR.  
 City / State / Zip GRAND JUNCTION, CO 81503  
 Telephone 640-8443

**\*TYPE OF HOME PROPOSED:**

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

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

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**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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35 Special Conditions Engineered foundation  
 Voting District E Driveway Location Approval RAH required - ACC approval required  
 (Engineer's Initials) prior to building

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 3/21/06  
 Department Approval NA [Signature] Date 3-28-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18965</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/28/06</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)

85 ft

ACCEPTED *NAC Faye Hall 3/28/06*  
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.

36.14 ft.

100.14 ft.

100.14 ft.



Lot Size = 8,512 SF  
Impervious surfaces = 3,456 SF  
% Impervious surfaces = 41%

14.00 ft

7.00 ft

20'

14' Multi-purpose easement

85 ft

Yarrow Drive

*Superior  
Rick Morris  
3-22-06*

# Site Plan

Scale 1" = 16'



2854 Yarrow Dr  
Lot 2 Block 1 Filling 2  
White Willows

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