

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2908 CINDER DR.
Parcel No. 2943-2P3-41-005
Subdivision MASON RIDGE SUBDIVISION
Filing 1 Block NA Lot 5

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1940
Sq. Ft. of Lot / Parcel 8,085
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,268
Height of Proposed Structure 18'

OWNER INFORMATION:

Name E. PERRY CONST. INC.
Address 2177 REDCLIFF 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-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 _____
Voting District E Driveway Location Approval JAR
(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 10/11/07

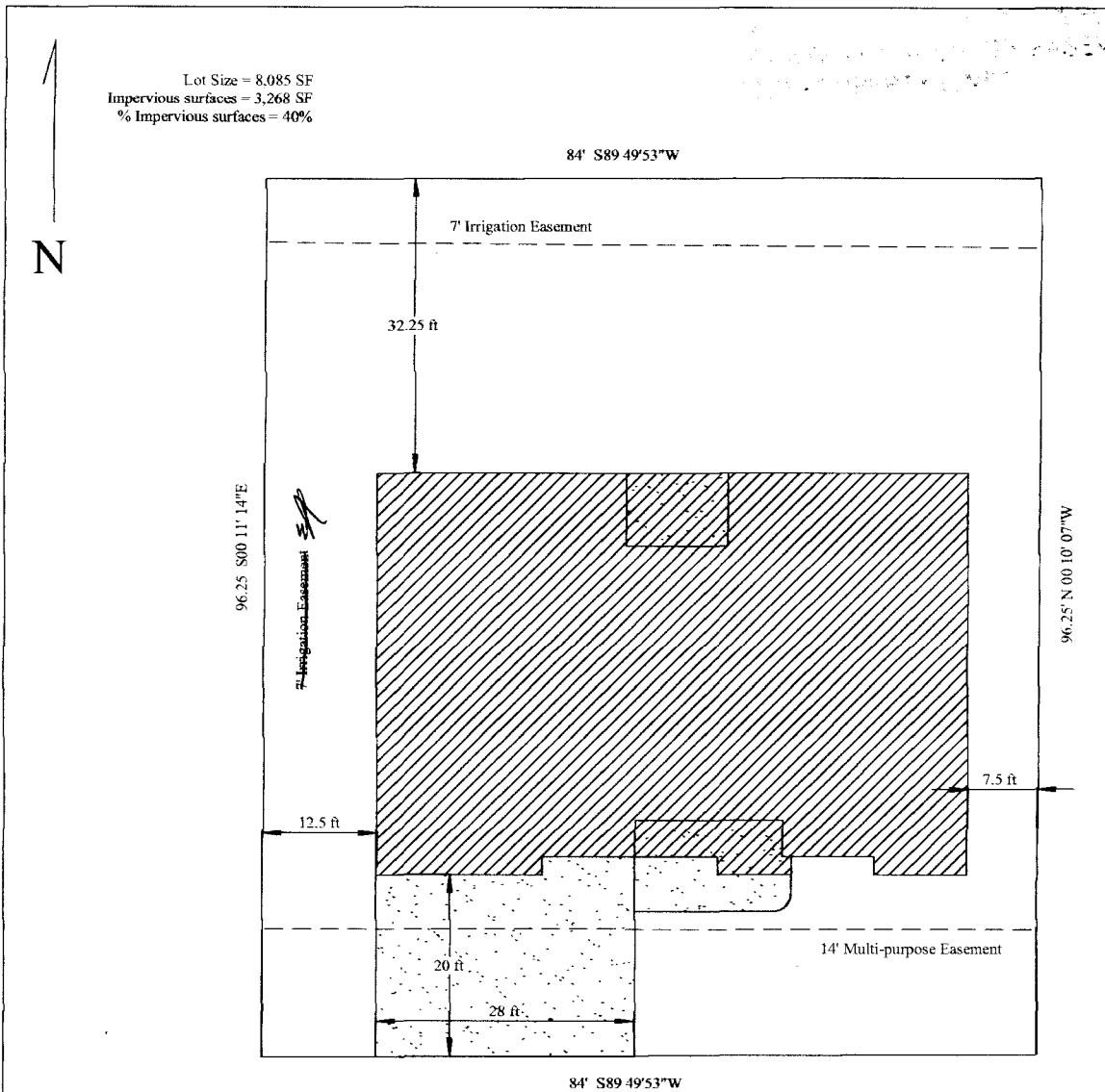
Department Approval JAR Paul Hornbeck Date _____

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>pd@omsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/26/07</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)

10-26-07
JAR Paul Hornbeck

ALL RIGHTS RESERVED
PLANNING



DRIVEWAY
JAR

Site Plan



2908 Cinder Dr
Lot 5
Mason Ridge Subdivision

Scale 1" = 20'

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