

FEZ \$ 10  
 TCP \$ 1589  
 SIF \$ 460

BLDG PERMIT NO. \_\_\_\_\_

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

Building Address 2912 CINDER DR.  
 Parcel No. 2943-293-41-003  
 Subdivision MASON RIDGE  
 Filing 1 Block NA Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1940  
 Sq. Ft. of Lot / Parcel 8,078  
 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 REDLIEF CIR.  
 City / State / Zip GS, 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 245-6387

**\*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>R-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>35</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>PH</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 10/9/07  
 Department Approval PH Judith A. Pan Date 10/12/07

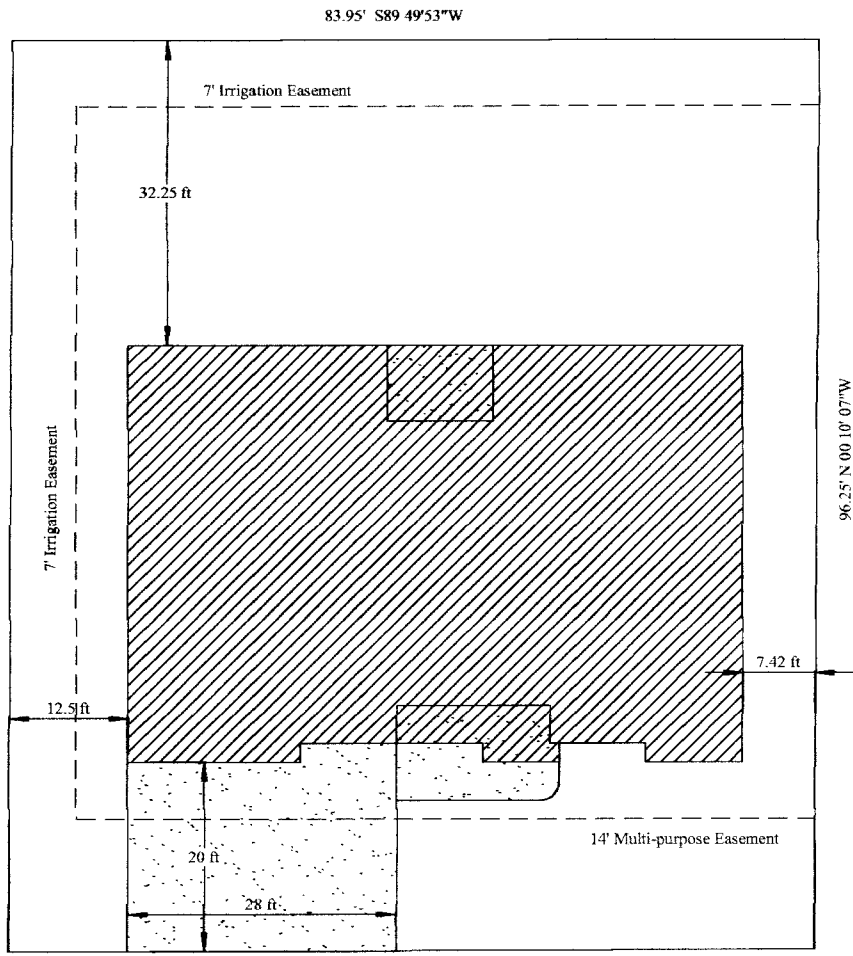
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PLUMB &amp; ON SITE</u>
Utility Accounting _____	Date <u>10-12-07</u>		

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)

PA *Judith A. Roe*

PLANNING & DEVELOPMENT DEPARTMENT  
CITY OF GRAND JUNCTION  
EASEMENTS

Lot Size = 8,078 SF  
Impervious surfaces = 3,268 SF  
% Impervious surfaces = 40%



*Driv. 20 ft  
PH*

Site Plan

Scale 1" = 20'



2912 Cinder Dr  
Lot 3  
Mason Ridge Subdivision

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