

FEE \$	10.00
TCP \$	1599.00
SIF \$	460.00

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

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

Building Address 2928 JOAN WAY  
Parcel No. 2943-053-77-045 (parent)  
Subdivision FORREST ESTATES  
Filing 2 Block 4 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1863  
Sq. Ft. of Lot / Parcel 7.736  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,229  
Height of Proposed Structure 16

**OWNER INFORMATION:**

Name E. PERRY CONST. INC.  
Address 2177 REDCLIFF CIR.  
City / State / Zip GJ CO 81502

**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 \_\_\_\_\_

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>6090</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</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>D</u> Driveway Location Approval <u>NA</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).

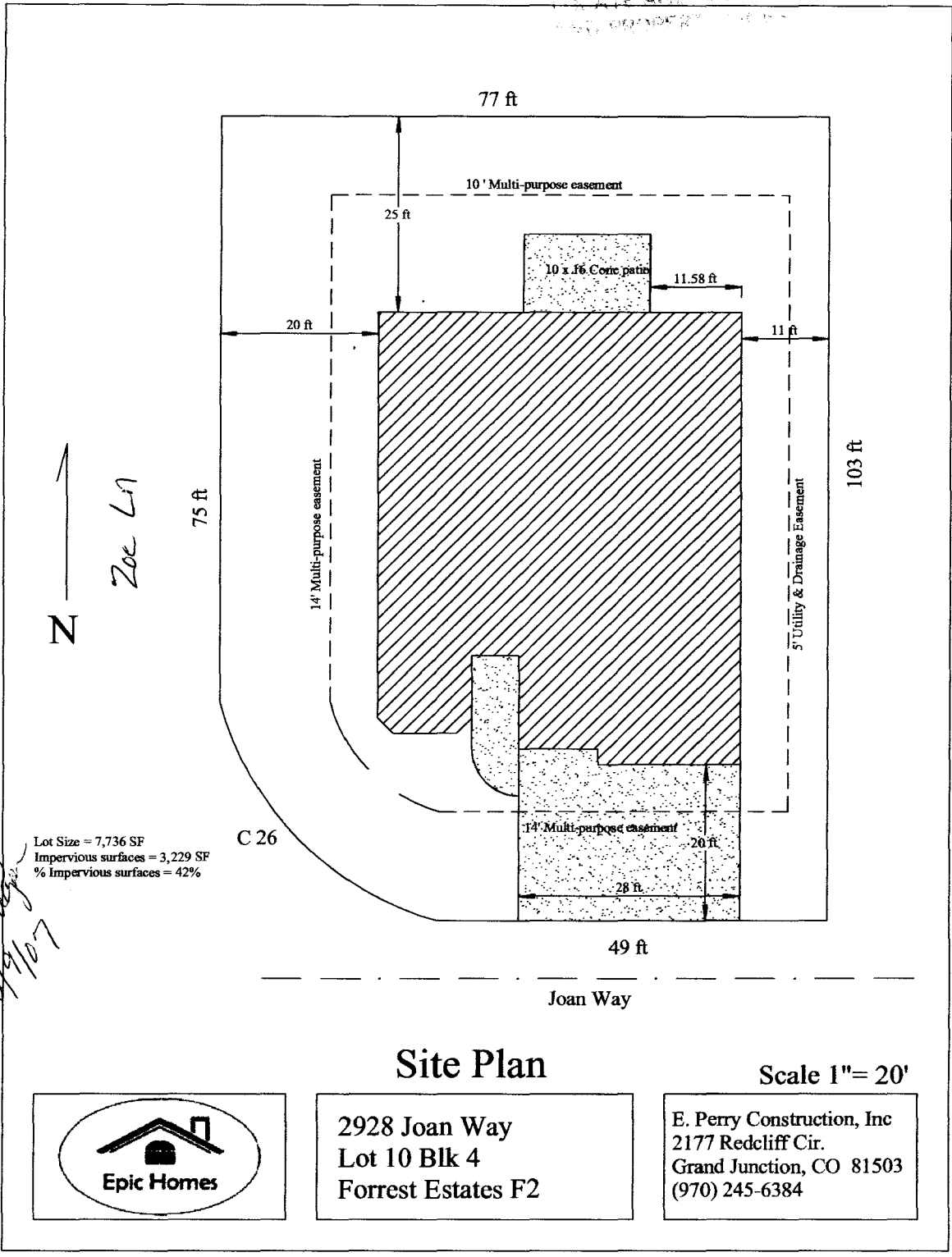
Applicant Signature [Signature] Date 2/7/07  
Department Approval NA [Signature] Date 2/9/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19970</u>
Utility Accounting <u>Kate Cebreny</u>	Date <u>2/9/07</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)

*Alisa Chavez* *Judith Rose*  
2/9/07

CITY PLANNING  
APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
SCALE AND PREPARE SUBMITTALS



*Drawings okay*  
*Alisa Chavez*  
*2/9/07*

### Site Plan

Scale 1" = 20'



2928 Joan Way  
Lot 10 Blk 4  
Forrest Estates F2

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