

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 2935 JOAN WAY
 Parcel No. 2943-053-89-014
 Subdivision FORREST ESTATES
 Filing 2 Block 3 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2056
 Sq. Ft. of Lot / Parcel 6,760
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,504
 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 <u>R-5</u>	Maximum coverage of lot by structures <u>120%</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>25'</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 _____ Date 6/1/07
 Department Approval NA _____ Date 6-4-07

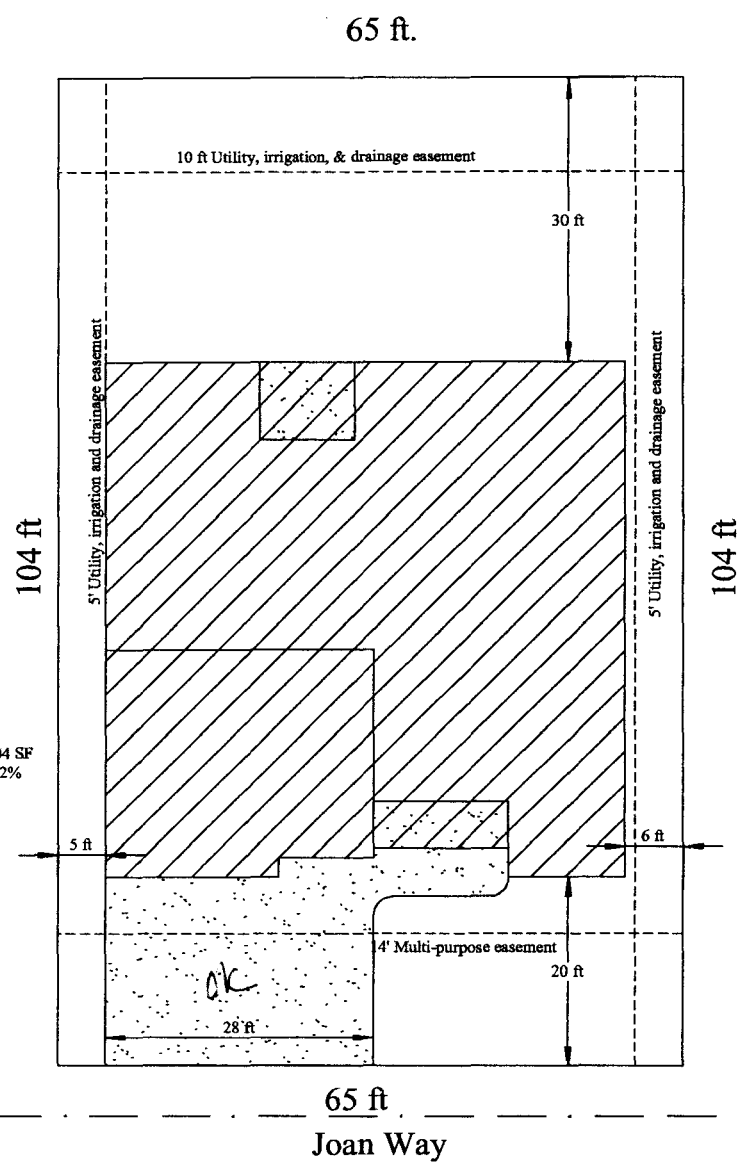
Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>20323</u>
Utility Accounting <u>NA</u>	Date <u>6/4/07</u>	

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)

SONNET ARCHITECTURE & DESIGN

Whisker Manager 10/1/09

Lot Size = 6,760 SF
Impervious surfaces = 3,504 SF
% Impervious surfaces = 52%



Site Plan

Scale 1" = 20'



2935 Joan Way
 Lot 14 Blk 3
 Forrest Estates F 2

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