

FEE \$	10
TCP \$	1589
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 247 MASON RIDGE DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-293-41-012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1863
 Subdivision MASON RIDGE SUBDIVISION Sq. Ft. of Lot / Parcel 8,114
 Filing 1 Block NA Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,377
 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 245-6384

***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 950
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X 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 PH per Plot D.
 (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).

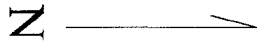
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 10/9/07
 Department Approval PH Judson Roca Date 10/12/07

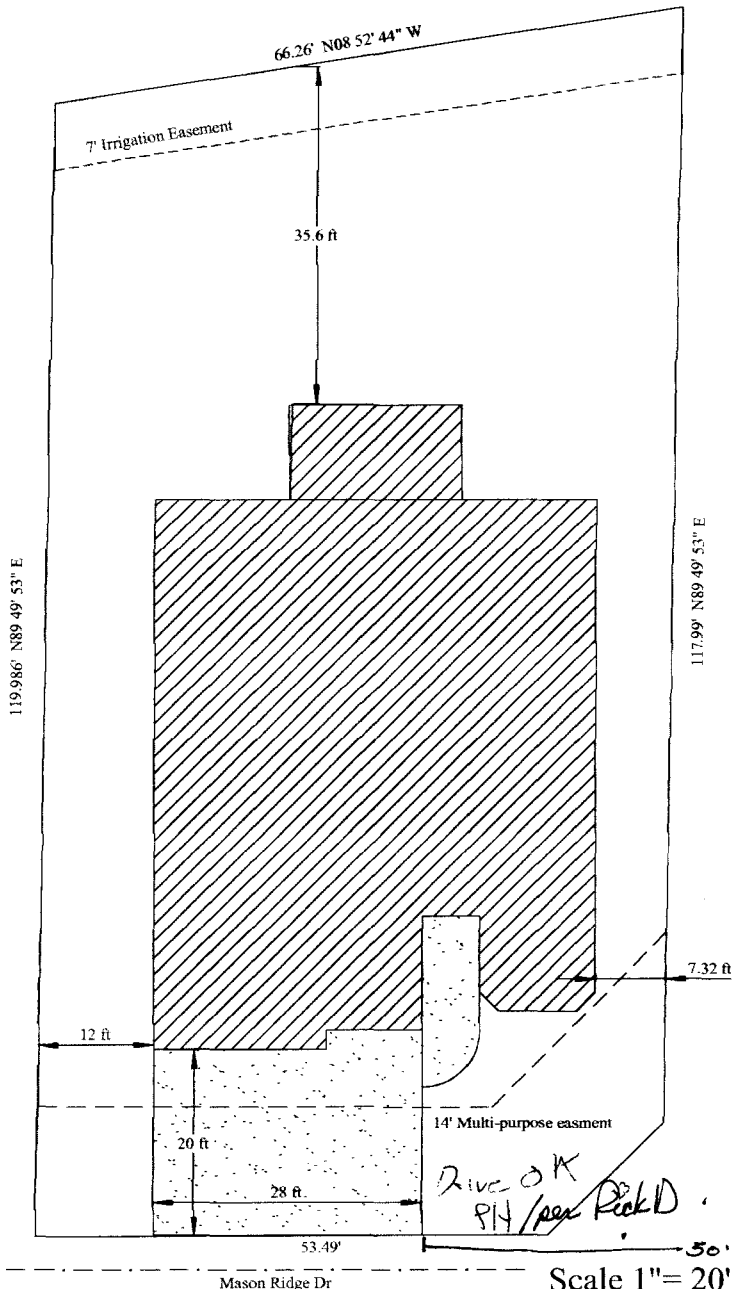
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>ONMSD</u>
Utility Accounting <u>ONMSD</u>	Date <u>10-12-07</u>		

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)

PH Judon A. Rice
 RECENTLY
 WORK
 PERFORMED
 TEST
 ED
 .007
 100%
 OF THE
 PROPERTY'S
 IMPROVEMENTS
 WERE
 PROPERLY
 MEASURED



Lot Size = 8,114 SF
 Impervious surfaces = 3,377 SF
 % Impervious surfaces = 42%



Site Plan



247 Mason Ridge Dr
 Lot 12
 Mason Ridge Subdivision

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

Scale 1" = 20'