

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 202 MEADOW POINT CT.
 Parcel No. 2943-324-47-004
 Subdivision CHIPETA HEIGHTS
 Filing 1 Block 3 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,438
 Sq. Ft. of Lot / Parcel 8,168 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,388 SF 41%
 Height of Proposed Structure 25

OWNER INFORMATION:

Name E. PERRY CONST. INC.
 Address 2177 REDCLIFF CIR.
 City / State / Zip GT, CO 81507

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): _____

PAID

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 PLANNING 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 <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>PP</u> (Engineer's Initials)	Special Conditions <u>none</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 8/19/08

Planning Approval [Signature] Date 8/20/08

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. PD OMSD

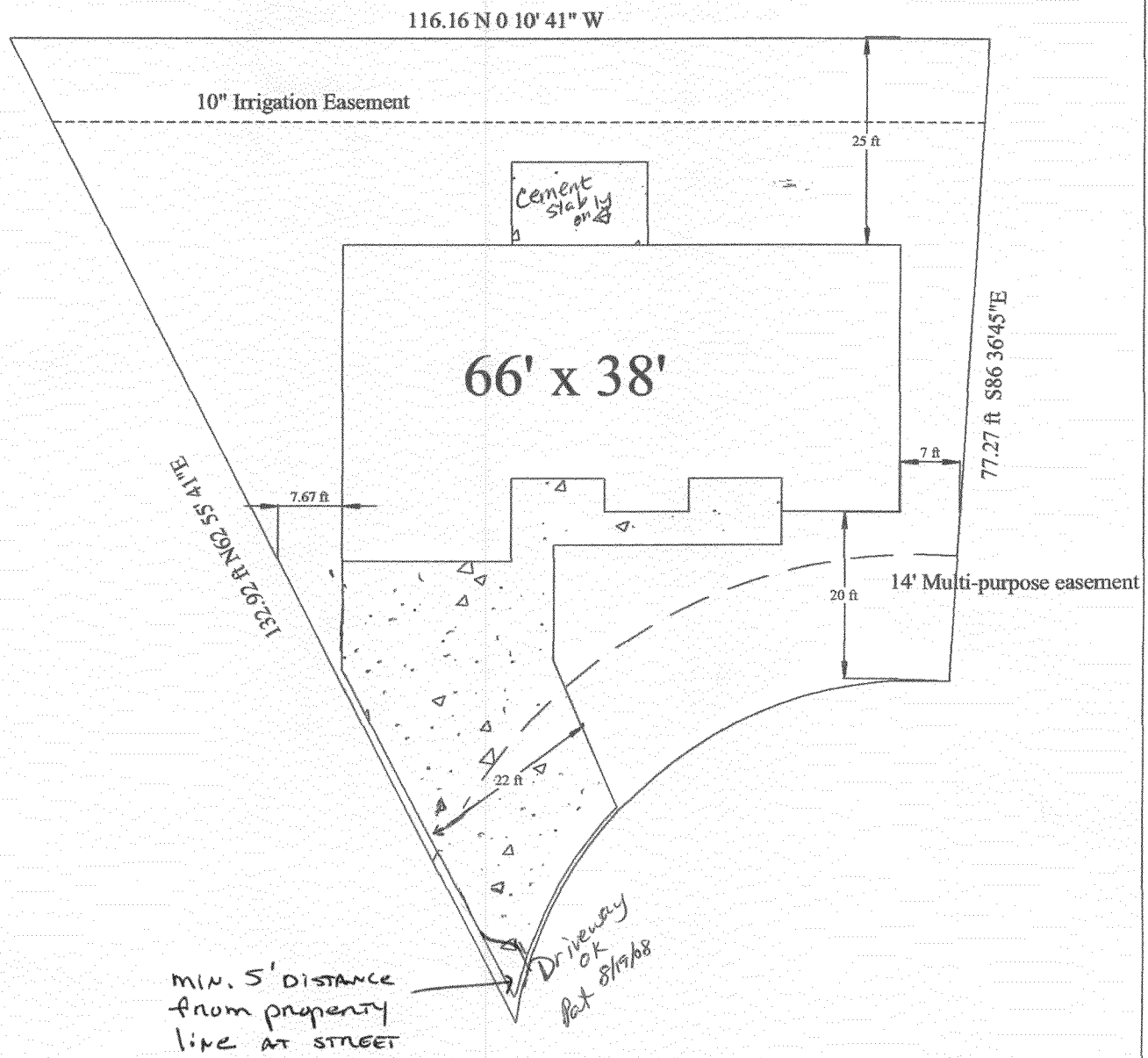
Utility Accounting [Signature] Date 8/20/08

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *By City Records*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Lot Size = 8168 SF
 Impervious surfaces = 3,388 SF
 % Impervious surfaces = 42%



Site Plan Scale 1"= 20'



202 Meadow Point Ct
 Blk3 lot 6
 Chipeta Heights

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