

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

Deferred Fees
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Public Works & Planning Department
FEES DEFERRED

BLDG PERMIT NO. _____

Zoning Approval

Building Address 218 MEADOW POINT DR No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-304-46-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2016

Subdivision CHIPETA HEIGHTS Sq. Ft. of Lot / Parcel 8,135

Filing _____ Block 2 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,022

OWNER INFORMATION:

Name SAME

Address _____

City / State / Zip _____

APPLICANT INFORMATION:

Name E. PERRY CONST. INC.

Address 2177 REDCLIFF CIR.

City / State / Zip GJ, CO 81507

Telephone 640-8443

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

***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 PLANNING STAFF

ZONE R-4 Maximum coverage of lot by structures 50

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO

Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES NO

Maximum Height of Structure(s) 35 Parking Requirement 2

Voting District E Driveway Location Approval [Signature] Special Conditions _____
 (Engineer's Initials)

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).

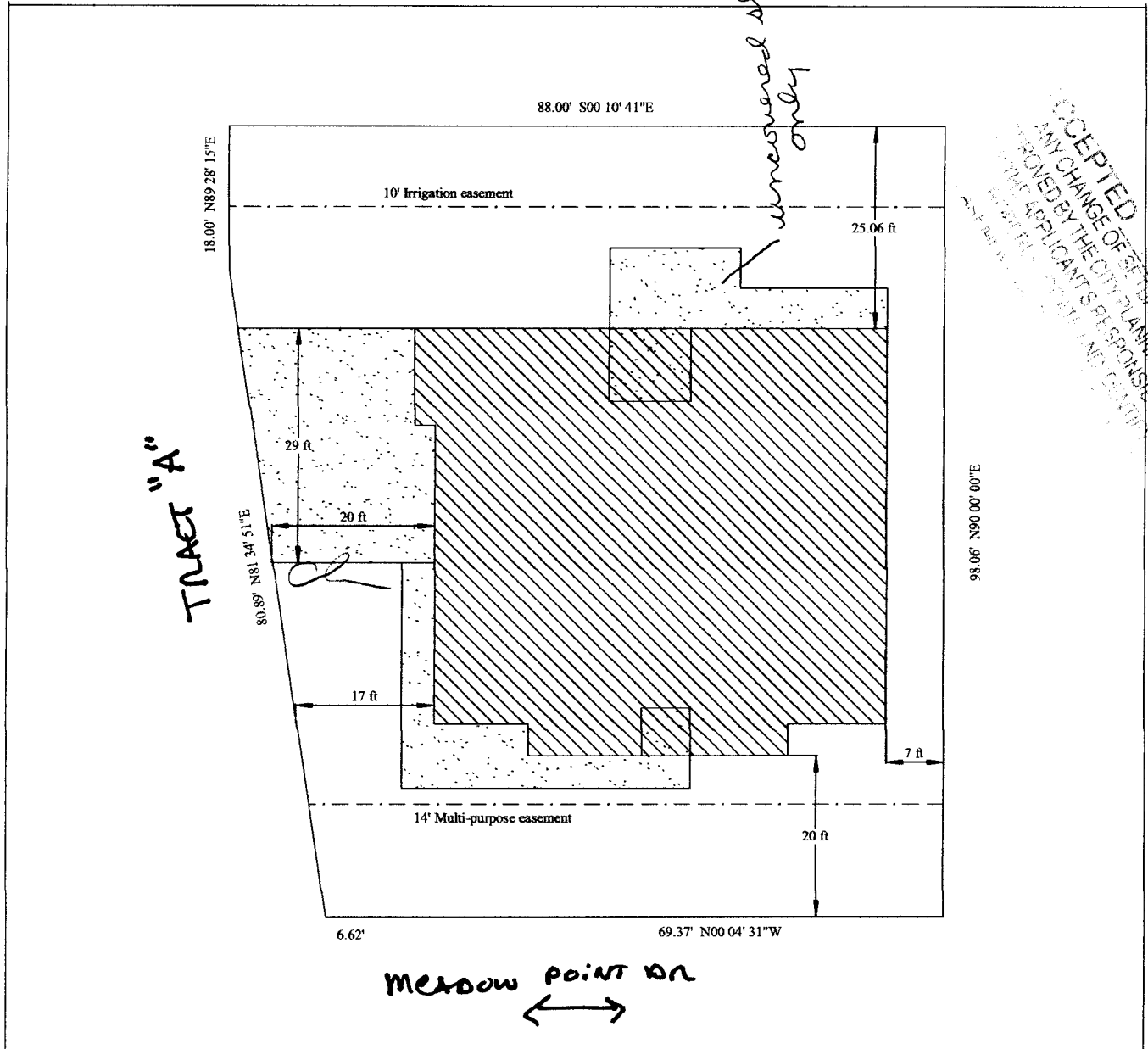
Applicant Signature [Signature] Date 11/20/09

Planning Approval [Signature] Date 11/20/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. OMSD #5247

Utility Accounting [Signature] Date 11-23-9

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
 ANY CHANGE OF SPECIFICS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 THE APPLICANT'S RESPONSIBILITY
 TO OBTAIN ALL NECESSARY PERMITS AND CONTINUE

[Signature]

Lot Size = 8,135 SF
 Impervious surface = 4,022 SF
 % Impervious surface = 49.5 %

Site Plan Scale 1" = 20'



218 Meadow Point Dr
 Blk2 Lot 7
 Chipeta Heights Subdivision

E. Perry Construction, Inc
 2177 Redcliff Cir.
 Grand Junction, CO 81503
 (970) 640-8443

Work Order Date: 11/23/2009 Service Address: 218 MEADOW POINTE DR Name: E PERRY CONSTRUCTION Address: 2177 REDCLIFF CR City: Grand Junction Zip Code: 81507 Service Name: SAME Address: City: Grand Junction Zip Code: 0	Premise Number: 0 Customer Number: 0 State: CO Telephone: (970) 640-8443 State: CO Telephone:																																	
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MESA COUNTY BUILDING INSPECTION 750 MAIN STREET GRAND JUNCTION, CO 81501																																		
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CITY AUTHORIZED SIGNATURE: Dottie Vanover

OWNER / AGENT SIGNATURE:

PIPELINE MAINTENANCE SIGNATURE:

CUSTOMER

***** NOT VALID 90 DAYS AFTER DATE OF ISSUANCE *****

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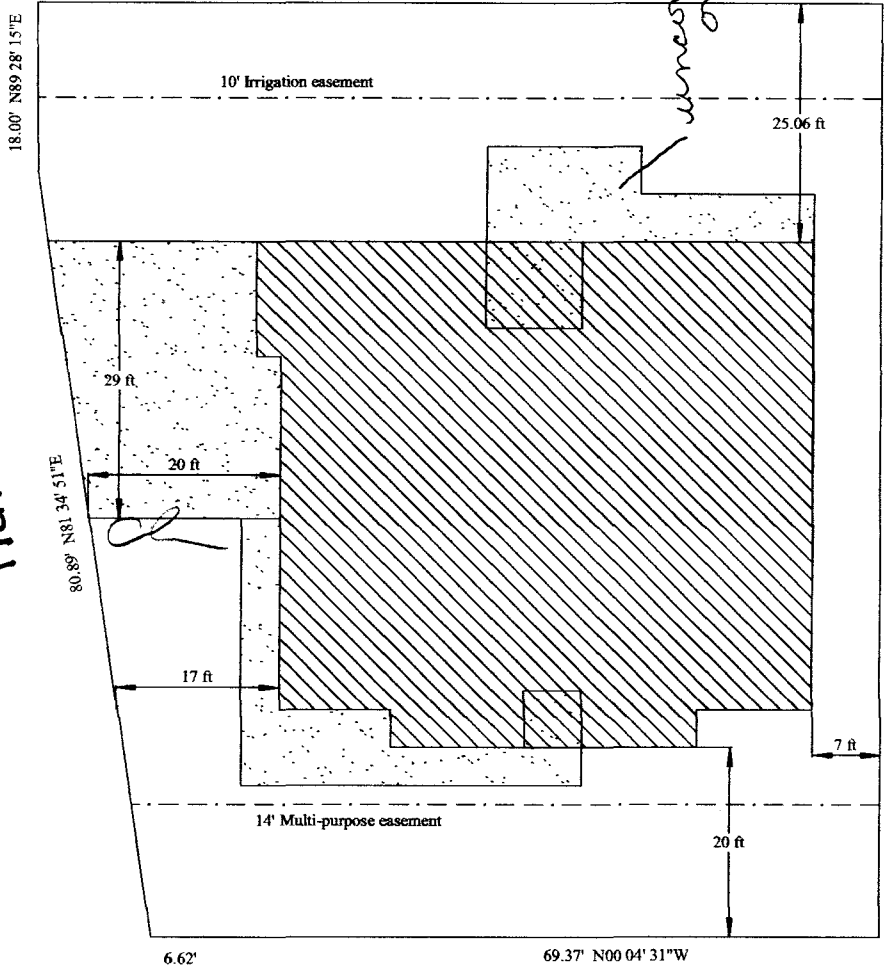
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TRACT "A"



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 THE APPLICANT'S RESPONSIBILITY
 11/27/2014

[Signature]

MEADOW POINT DR
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