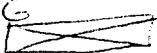


FEE \$	10
TCP \$	2,554
SIF \$	460

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

BLDG PERMIT NO. _____

DEFERRED ZONING 

Building Address 208 MEADOW POINT DR^{CT} No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. X143-304-47-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2014
 Subdivision CHIPOTA HEIGHTS Sq. Ft. of Lot / Parcel 9,496
 Filing _____ Block 3 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,548 37%
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name E. PERRY CONST. INC.
 Address 2177 REDCLIFF CIR.
 City / State / Zip GJ 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 970-640-8443

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (HUD)
- Other (please specify): _____
- Manufactured Home (UBC)

NOTES: _____

FEES DEFERRED

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.

SEE REVIEWED

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  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  Date 3/23/10
 Planning Approval  Date 3/24/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>21637</u>
Utility Accounting <u></u>	Date <u>3/26/10</u>		

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)

FEE \$
 TCP \$
 SIF \$ *PAID*

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

BLDG PERMIT NO. 5
Revised Plan Variance Requested

Building Address 208 MEADOW POINT
 Parcel No. 2743-304-47-003
 Subdivision CHIPETA HEIGHTS
 Filing NA Block 3 Lot 3

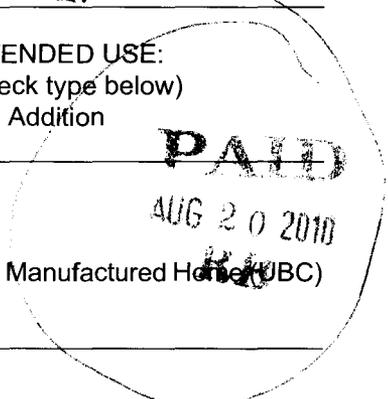
No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2014
 Sq. Ft. of Lot / Parcel 9,494.5F
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,548 SF
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name E. PERRY CONST. INC.
 Address 2177 REDCLIFF CIR
 City / State / Zip GJ, 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 (Eric Perry)

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify):

NOTES: *Structure only entered minor deviation*
**contractor only gets one minor deviation every 3 years. must go through Variance process in future.*

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all process 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' (18'10")* from proper. line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure 35' Parking Requirement 2
 Voting District E Special Conditions *14" variance to the front yard setback approved due to construction error
 Location Approval _____ (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).

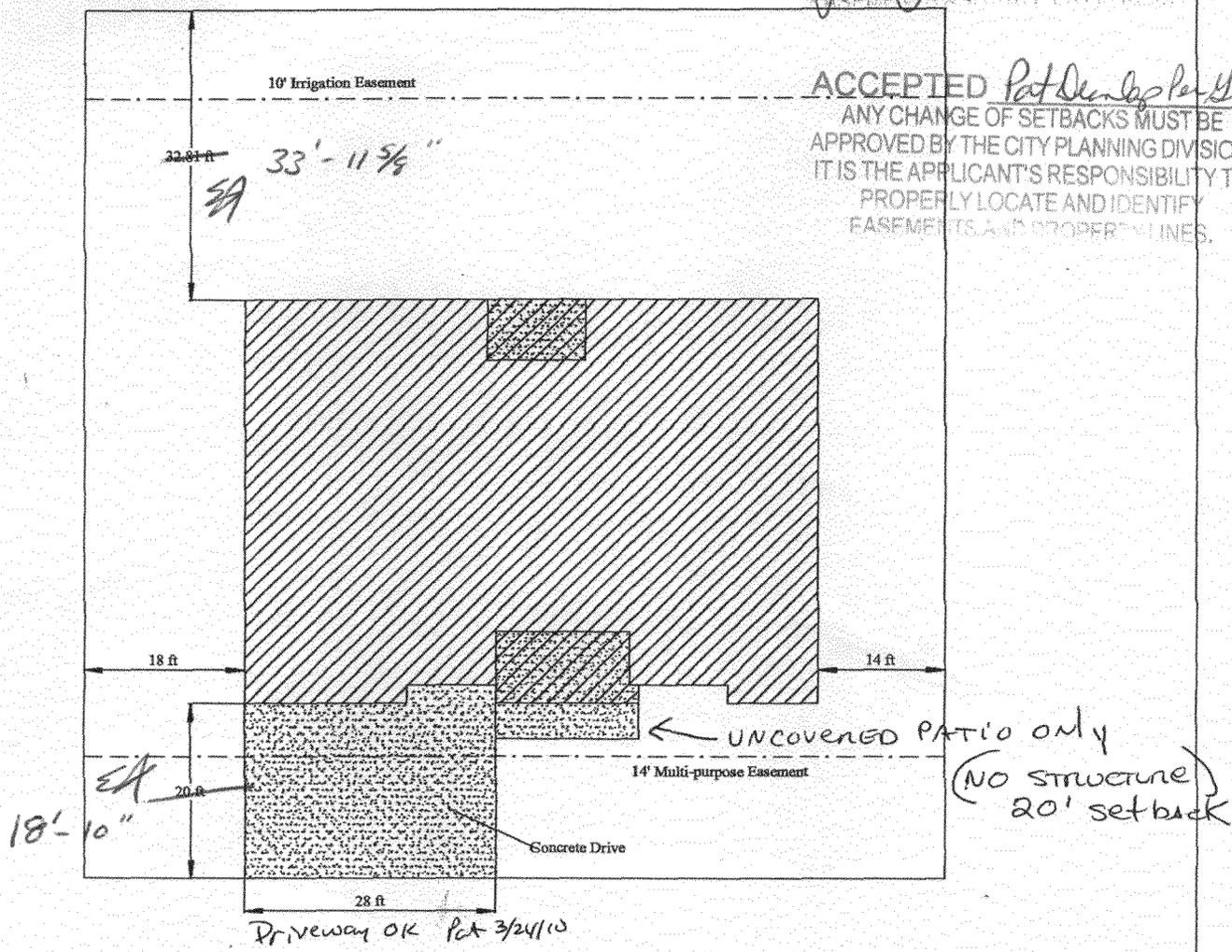
Applicant Signature _____ Date 4/5/2010
 Planning Approval _____ Date 4.5.10

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21637
 Utility Accounting EB Date 4/5/10

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 *W. A. [Signature]* 8/24/10
 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.

ACCEPTED *Pat [Signature]* 7/5/10
 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.



~~Vista Hills Dr~~ Meadow Point Ct

Lot Size = 9,494 SF
 Impervious surface = 3,548 SF
 % Impervious surface = 37 %

Site Plan Scale 1" = 20'



208 Meadow Point ~~Dr~~ Ct
 Blk3 Lot 3
 Chipeta Heights Subdivision

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



Eric A Perry
2177 Redcliff Cir.
Grand Junction, CO 81503
(970) 245-6384 Home/ Office/ Fax
(970) 640-8443 Cell

Date: April 5, 2010

Dear, City of Grand Junction Planning Department

I am re-submitting a planning clearance for 208 Meadow Point Ct showing the actual set-backs after the concrete subcontractor erroneously set the foundation 20'-2" from back of sidewalk rather than from the lot pins. The result is that the foundation is 14" too close to the front property line. The clerk at the planning desk has instructed us to re-submit the planning clearance since the difference of the set-back is less than the 10% variance allowed by the guidelines.

We respectfully request that you approve the new planning clearance with the actual set-backs noted on the new site plan.

Thank you for your consideration on this matter. You can reach me on my cell phone if necessary 640-8443.

- * Structure only gets one minor deviation
- * Contractor only gets one minor deviation every 3 years

Sincerely,

Eric A. Perry
President

JACK BYRNE

216 3009

Ponderosa Concrete