

FEE \$ 10.00  
 TCP \$ 1500.00  
 SIF \$ 292.00

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO.

Building Address 457 Feather Ct.  
 Parcel No. 294726234011  
 Subdivision PEREGRINE ESTATES  
 Filing --- Block --- Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2567  
622 - 727  
 Sq. Ft. of Lot / Parcel 18,129  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4031  
 Height of Proposed Structure 21' 7"

**OWNER INFORMATION:**

Name Kevin Cole  
 Address 684 Roundup  
 City / State / Zip Grand Jct. Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name (Joan) Bunch Const.  
 Address 619 ALBANA DR.  
 City / State / Zip Grand Jct. Co. 81504  
 Telephone 234 7004

**\*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>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>"A"</u>	Driveway Location Approval <u>WU</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 [Signature] Date 12-12-05  
 Department Approval [Signature] Date 12-15-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

# BUNCH CONSTRUCTION

Grand Junction, Colorado 81504

970/523-9063

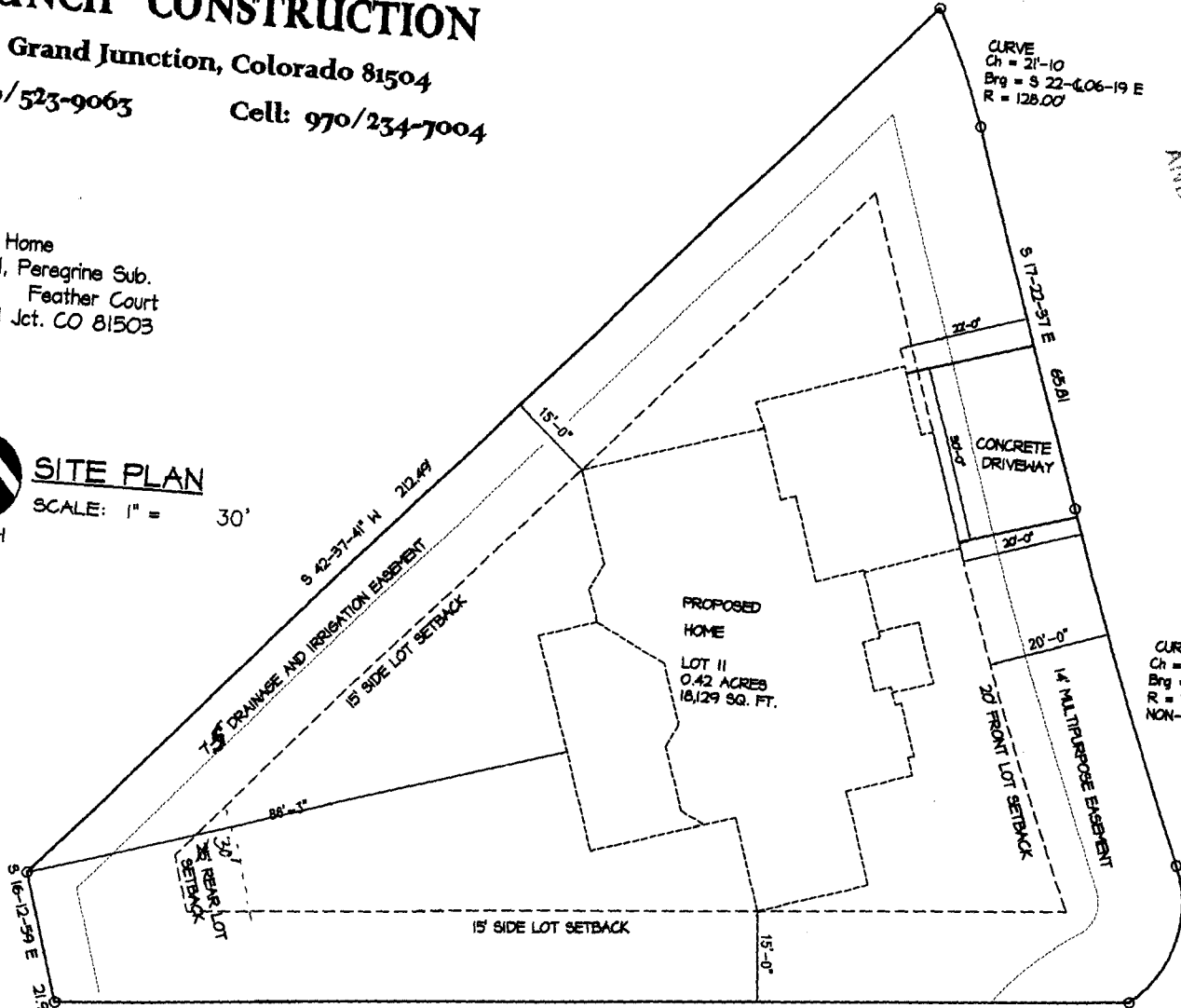
Cell: 970/234-7004

Spec Home  
 Lot II, Peregrine Sub.  
 Feather Court  
 Grand Jct. CO 81503



## SITE PLAN

SCALE: 1" = 30'



ACCEPTED FOR RECORD  
 ALL RIGHTS RESERVED  
 ANY REUSE OF THIS DOCUMENT  
 WITHOUT THE WRITTEN  
 PERMISSION OF THE ENGINEER  
 IS STRICTLY PROHIBITED  
 DATE: 12/15/05  
 PROJECT: PEREGRINE SUB. LOT II  
 SHEET: 1 OF 1  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 12/15/05

30' REAR  
 SETBACK

drive  
 on  
 12/15/05

CURVE  
 Ch = 49.01'  
 Brg = S 37-53-16 E  
 R = 784.00'  
 NON-TANGENT

CURVE  
 Ch = 24.08  
 Brg = N 15-24-03 E  
 R = 20.00'