

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 2174 PEREGRINE CT. No. of Existing Bldgs 0 No. Proposed 1
Parcel No. 2947-262-00-038 (parent parcel) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 48
Subdivision PEREGRINE ESTATES Sq. Ft. of Lot / Parcel .35 AC (15,086 SF)
Filing _____ Block _____ Lot _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4500
Height of Proposed Structure 28'

OWNER INFORMATION:

Name PRUETT HOMES LLC
Address 3310 CRD
City / State / Zip PALISADE, CO 81526

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 434-1862

*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 RSF-2 Maximum coverage of lot by structures 30%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
Side 15' from PL Rear 30' from PL Parking Requirement 2
Maximum Height of Structure(s) 35' Special Conditions /
Voting District _____ Driveway Location Approval EH
(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 M. Brennan Date 11/30/05
Department Approval Jill Gayleen Henderson Date 11-30-05

Additional water and/or sewer tap fee(s) are required: YES / NO _____ W/O No. 18603
Utility Accounting Debi Overholt Date 11-30-05

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)

