

FEE \$	16.00
TCP \$	1539.00
SIF \$	4160.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 454 Feather Ct  
 Parcel No. 2947-261-34-005  
 Subdivision Peregrine Est.  
 Filing N/A Block N/A Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2946  
 Sq. Ft. of Lot / Parcel 22000 ± Approx.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5561 ±  
 Height of Proposed Structure 19 Feet

**OWNER INFORMATION:**

Name Glenn Borden  
 Address 2132 ACADIA Ct  
 City / State / Zip GJ, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Glenn Borden  
 Address SANZ  
 City / State / Zip GJ, CO  
 Telephone 261-5498

**\*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 <u>X</u> NO _____
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>W</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).

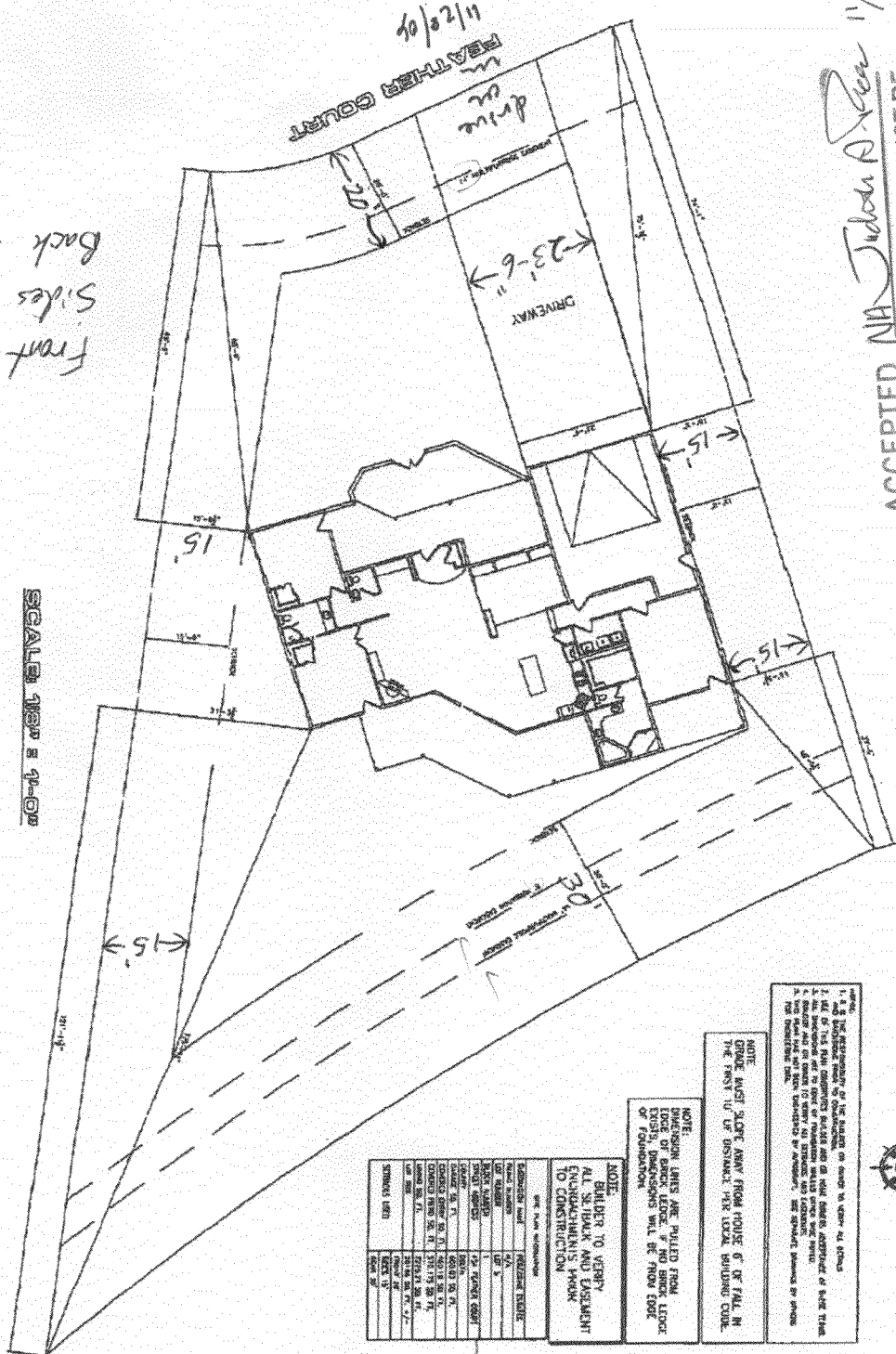
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature W. Glenn Borden Date 11-28-06  
 Department Approval NA Judith A. P... Date 11/30-06

Additional water and/or sewer tap/fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19738</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/30/06</u>		

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)

Front - 20'  
Sides - 15'  
Back - 30'



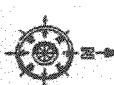
SCALE 1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	11/22/06	CHADREATH
2	REVISED PER CITY COMMENTS	11/22/06	CHADREATH
3	REVISED PER CITY COMMENTS	11/22/06	CHADREATH
4	REVISED PER CITY COMMENTS	11/22/06	CHADREATH
5	REVISED PER CITY COMMENTS	11/22/06	CHADREATH
6	REVISED PER CITY COMMENTS	11/22/06	CHADREATH
7	REVISED PER CITY COMMENTS	11/22/06	CHADREATH
8	REVISED PER CITY COMMENTS	11/22/06	CHADREATH
9	REVISED PER CITY COMMENTS	11/22/06	CHADREATH
10	REVISED PER CITY COMMENTS	11/22/06	CHADREATH

**NOTE:**  
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK Ledge, P AND BRICK Ledge OR FOUNDATION.

**NOTE:**  
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCUMBRANCES PRIOR TO CONSTRUCTION.

**NOTE:**  
THE FAST SCOTC MAY FROM HOUSE 6' OR FALL IN THE FRONT YD. OF ORIGINAL TYPICAL BUILDING CODE.



11/20/06  
John A. Dean

ACCEPTED N/A  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

454 Feather Ct.