

| | |
|--------|----------------------------------|
| FEE \$ | 10.00 |
| TCP \$ | 1539.00 |
| SIF \$ | 292 460 ⁰⁰ |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 455 Feather Ct G.J.
 Parcel No. 2947-262-34-040
 Subdivision Perigine Estates
 Filing 1 Block 1 Lot 10

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Approx 4000
 Sq. Ft. of Lot / Parcel 16,383
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Approx 5200
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name Kevin Wade
 Address 4575 Hilton Park #100
 City / State / Zip Colorado Springs, Co 80907

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Dorsey Custom Homes & Framing
 Address P.O. Box 40483
 City / State / Zip Grand Jet, Co 81504
 Telephone 986-1783

*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 | Maximum Height of Structure(s) <u>35</u> | Parking Requirement <u>2</u> |
| Voting District <u>"A"</u> | Driveway Location Approval _____ <small>(Engineer's Initials)</small> | Special Conditions _____ | |

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 Robert Dany Date 6-4-06
 Department Approval [Signature] Date 6/5/06

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>19180</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>6-12-06</u> | | |

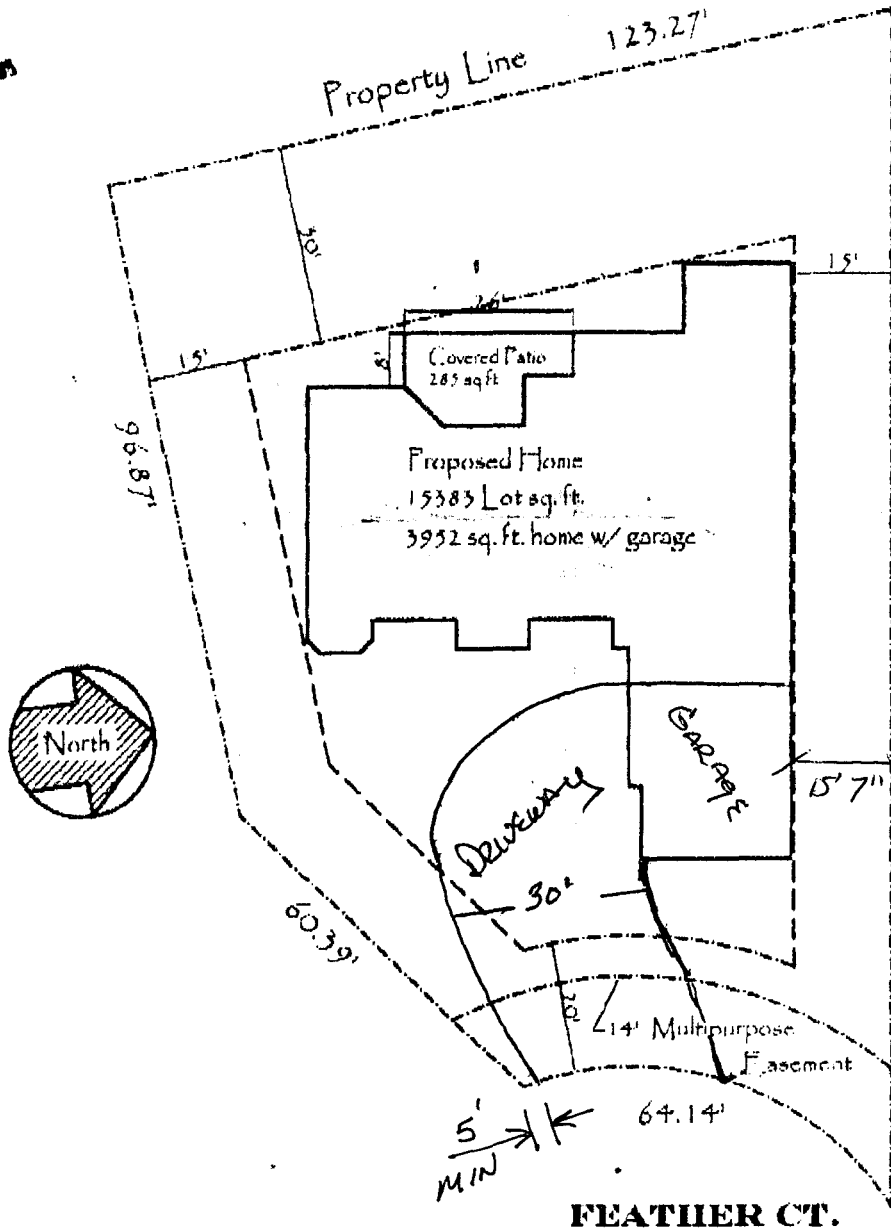
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Tax Schedule # 2947-262-34-010

PEREGRINE ESTATES SUBDIVISION

LOT 10 / BLOCK 1 / FILING 1

455 FEATHER COURT, GRAND JUNCTION COLORADO



6/12/06

180.59' ...

ACCOUNTED FOR IN THE PLANNING
 APPROVED BY THE PLANNING
 DEPARTMENT IS THE ARCHITECT'S
 RESPONSIBILITY TO CORRECTLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Done OK as modified

RAD

6-7-06