

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 456 FEATHER CT.
 Parcel No. 2947-261-34-004
 Subdivision PEREGRINE ESTATES
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3137
 Sq. Ft. of Lot / Parcel 16,500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 6669
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name C P Homes
 Address 1840 N. 12th ST #A
 City / State / Zip GRAND JCT, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name C P Homes
 Address 1840 N 12th ST #A
 City / State / Zip GRAND JCT, CO 81501
 Telephone 970-216-2112

***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>RAD</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 6-6-06
 Department Approval NA [Signature] Date 6/13/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>120047</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/21/06</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)

PEREGRINE ESTATES

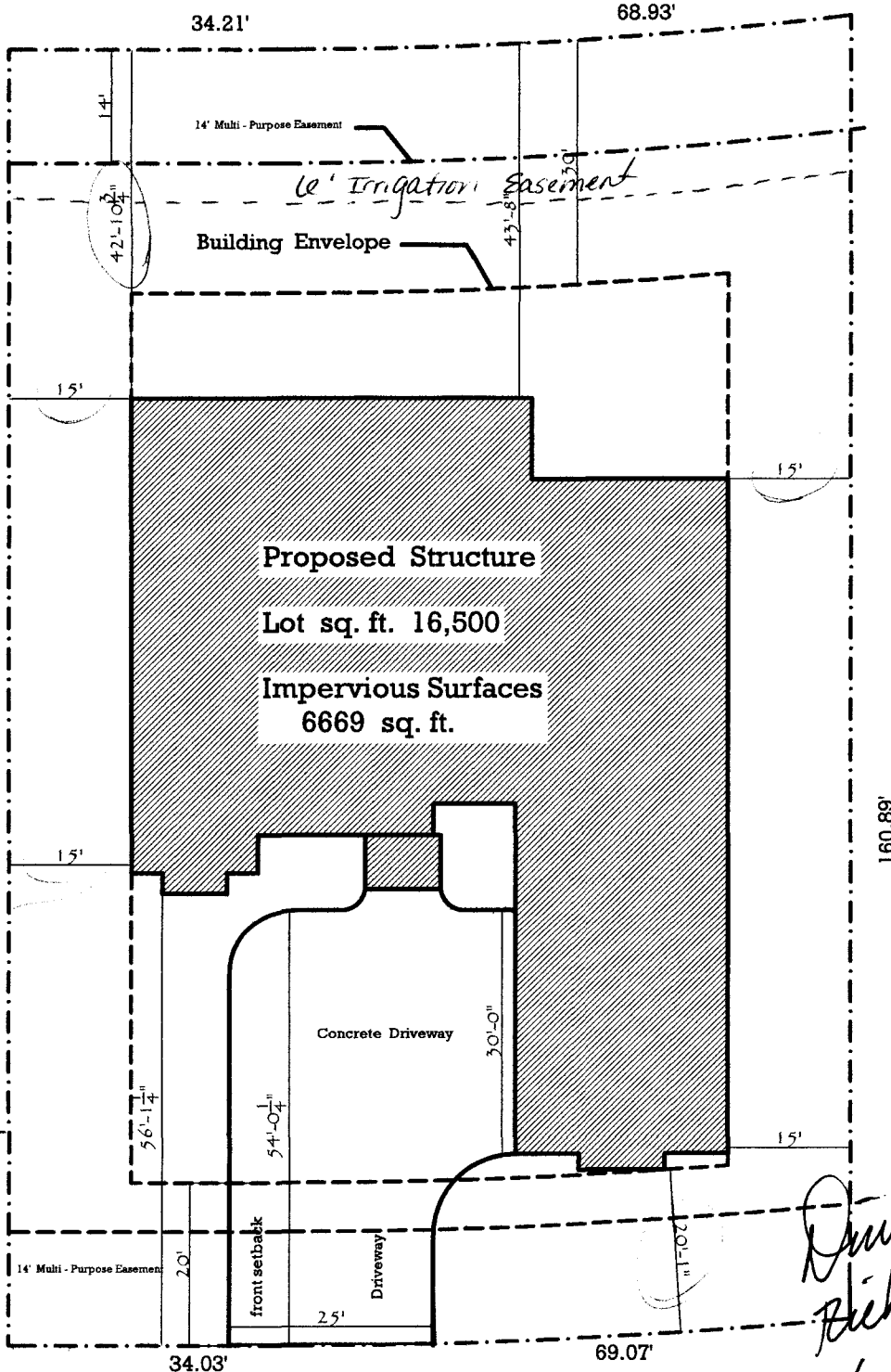
LOT 4 / BLOCK 1 / FILING 1

456 FEATHER COURT

46/1/06

NA 6/1/06

ACCEPTED NA 6/1/06
 ALL SETBACKS MUST BE
 ACCORDING TO CITY PLANNING
 DEPARTMENT'S
 REGULATIONS. PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



*Drive OK
 Rich Downs
 6-12-06*

FEATHER COURT