FEE $ _10.00_
TCP $ _1539.00_
SIF $ _440.00_

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

BLDG PERMIT NO.

Building Address _2164 PEREGRINE CT_   No. of Existing Bldgs ___0___   No. Proposed ___1___

Parcel No. _2944-262-34-020_   Sq. Ft. of Existing Bldgs ___0___   Sq. Ft. Proposed _3300_

Subdivision _PEREGRINE ESTATE_   Sq. Ft. of Lot / Parcel _.35 AC_

Filing _____ Block _____ Lot _____   Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _4,800_

OWNER INFORMATION: Height of Proposed Structure _22'-6"_

Name _LEO LANDRY_

DESCRIPTION OF WORK & INTENDED USE:

Address _2164 PEREGRINE CT_

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

City / State / Zip _GRAND JCT CO_

APPLICANT INFORMATION:

*TYPE OF HOME PROPOSED:

Name _PRVETT HOMES LLC_

[X] Site Built   [ ] Manufactured Home (UBC)
[ ] Manufactured Home (HUD)
[ ] Other (please specify): _NEW HOME_

Address _3310 C RD_

City / State / Zip _PALISADE, CO 81521_   NOTES: _____

Telephone _434-1862_

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 _A_   Driveway _as noted_
Location Approval _____ (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).
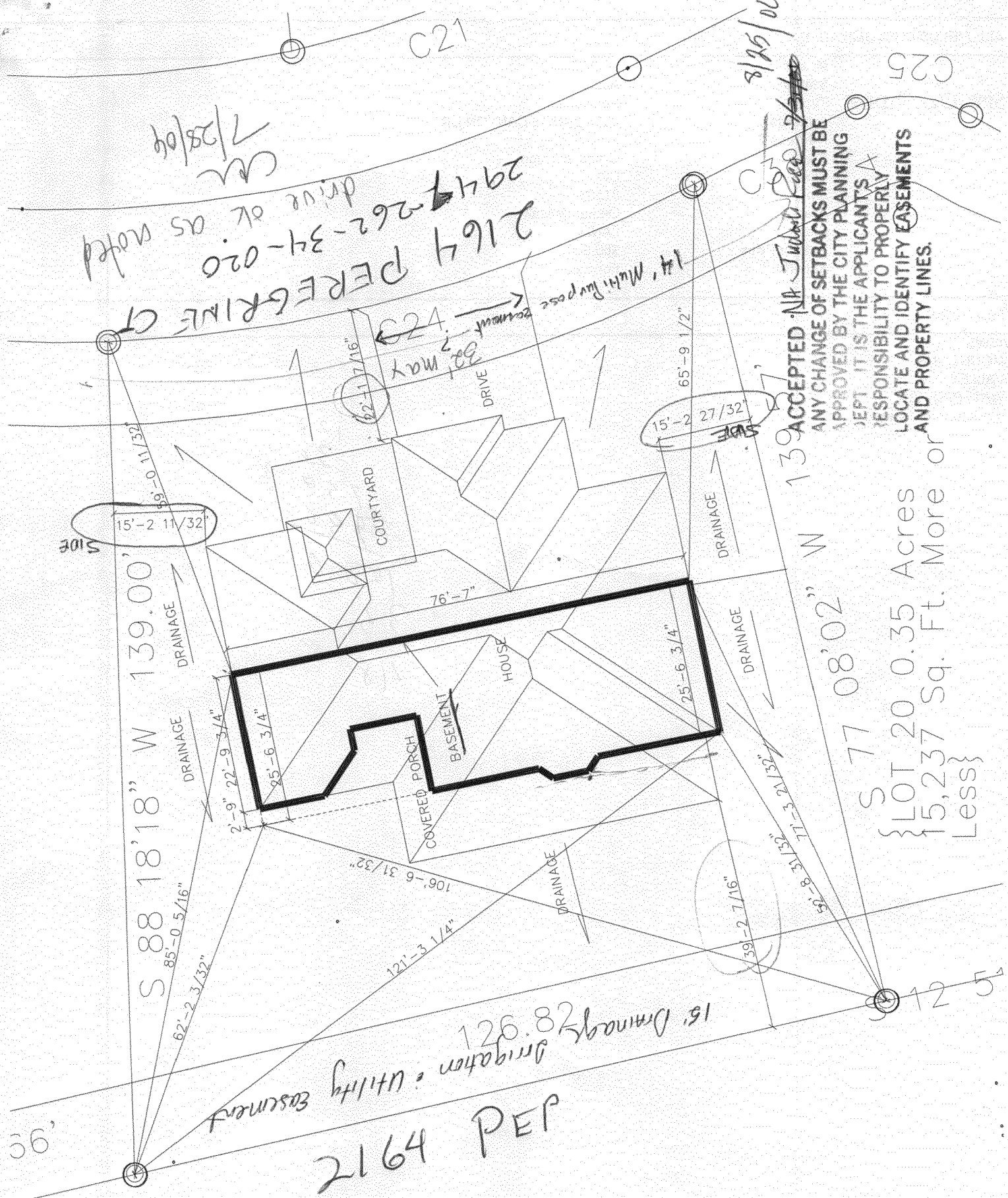
Applicant Signature _M. Bren Pruett_   Date _7/27/06_

Department Approval _NA Judah A. Sun_   Date _7/31/06_ _8/25/06_

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _1941&_
Utility Accounting		Date _8/25/06_

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)*

C21

7/28/09

2164 PEREGRINE CT
2164 262-34-020
drive ok as noted

C25

8/25/11

C30

C24

32' max

14' Multi Purpose Easement

62'-0 17/16"

DRIVE

65'-9 1/2"

15'-2 27/32"

SIDE

ACCEPTED - Not Field Sun

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.

N 13°

COURTYARD

15'-2 11/32"

SIDE

39'-0 11/32"

DRAINAGE

76'-7"

DRAINAGE

DRAINAGE

HOUSE

25'-6 3/4"

DRAINAGE

W 139.00'

2'-9" 22'-9 3/4"

85'-6 3/4"

BASEMENT

COVERED PORCH

2'-9"

77'-3 21/32"

32'-8 31/32"

DRAINAGE

S 88°18'18" W

85'-0 5/16"

106'-6 31/32"

121'-3 1/4"

39'-2 7/16"

62'-2 3/32"

S 77°08'02" W

{Lot 20 0.35 Acres
15,237 Sq. Ft. More or
Less}

S 12 5'

126.82

15' Drainage, Irrigation & Utility Easement

2164 PEP

90'