

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 2166 Peregrine Ct
 Parcel No. 2947-262-34-021
 Subdivision Peregrine Estates
 Filing 1 Block _____ Lot 21

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Appx 5100
 Sq. Ft. of Lot / Parcel ~~16,113~~ 16,113
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Appx 3850
 Height of Proposed Structure 21'8"

OWNER INFORMATION:

Name Mason/Fisher Holdings
 Address 2070 Rainsance Ct
 City / State / Zip Grand Jet, Co 81503

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

APPLICANT INFORMATION:

Name Fisher Const
 Address 413 Smallwood Lane
 City / State / Zip Clifton, Co 81520
 Telephone 216-2857

*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	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> <small>(Engineer's Initials)</small>		

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 Bruce Fisher Date 6-8-06
 Department Approval NA Wendy Spurr Date _____

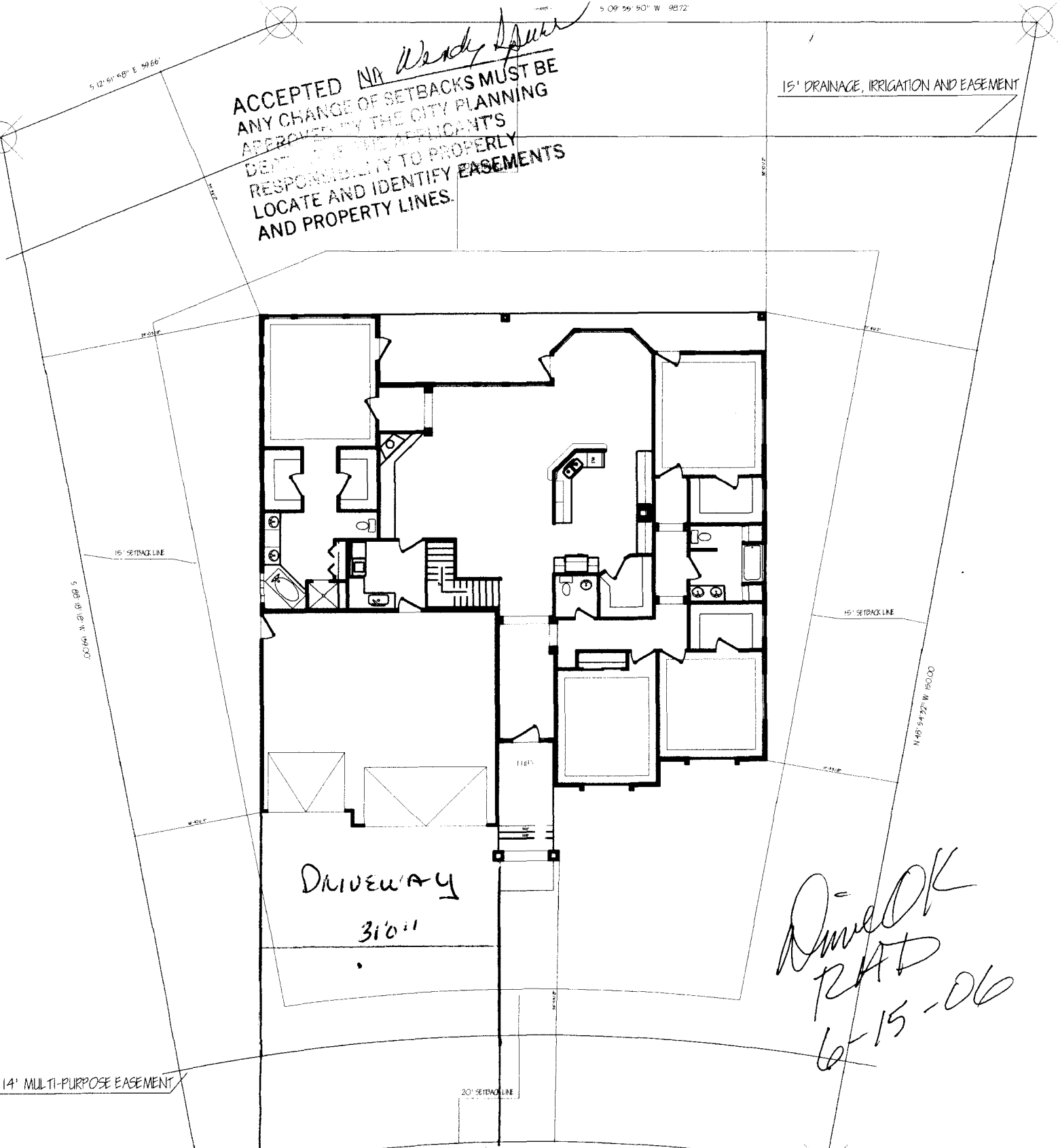
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19196</u>
Utility Accounting <u>W. H. Kelsch</u>	Date <u>6/19/06</u>		

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)

2166 Peregrine Ct
Lot 21 Peregrine Estates Subdivision
TAX Parcel # 2747-262-34-021

ACCEPTED *NA Wendy Spurr*
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.

15' DRAINAGE, IRRIGATION AND EASEMENT



*Amel OK
RAT
6-15-06*

14' MULTI-PURPOSE EASEMENT

2166 PEREGRINE CT.
LOT 21

5'
MIN