

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 2167 Peregrine Ct 81503 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2977-262-34-014 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2218^{sq} Home
 Subdivision Peregrine Estates Sq. Ft. of Lot / Parcel 16747^{sq}
 Filing 1 Block 1 Lot 143 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5600^{sq}
 Height of Proposed Structure 19' above FF

OWNER INFORMATION:
 Name Bookoff Commercial Development Hansen Investments
 Address 1860 - 1600 Rd.
 City / State / Zip Delta, CO 81416

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

APPLICANT INFORMATION:
 Name RED HART CONST
 Address 2320 - E 1/2 Rd.
 City / State / Zip Grand Jct, CO 81503
 Telephone 234-0822

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New Ranch Style S/F Home w/ 3 car attached garage

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^{sq}70</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>RAJ</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).

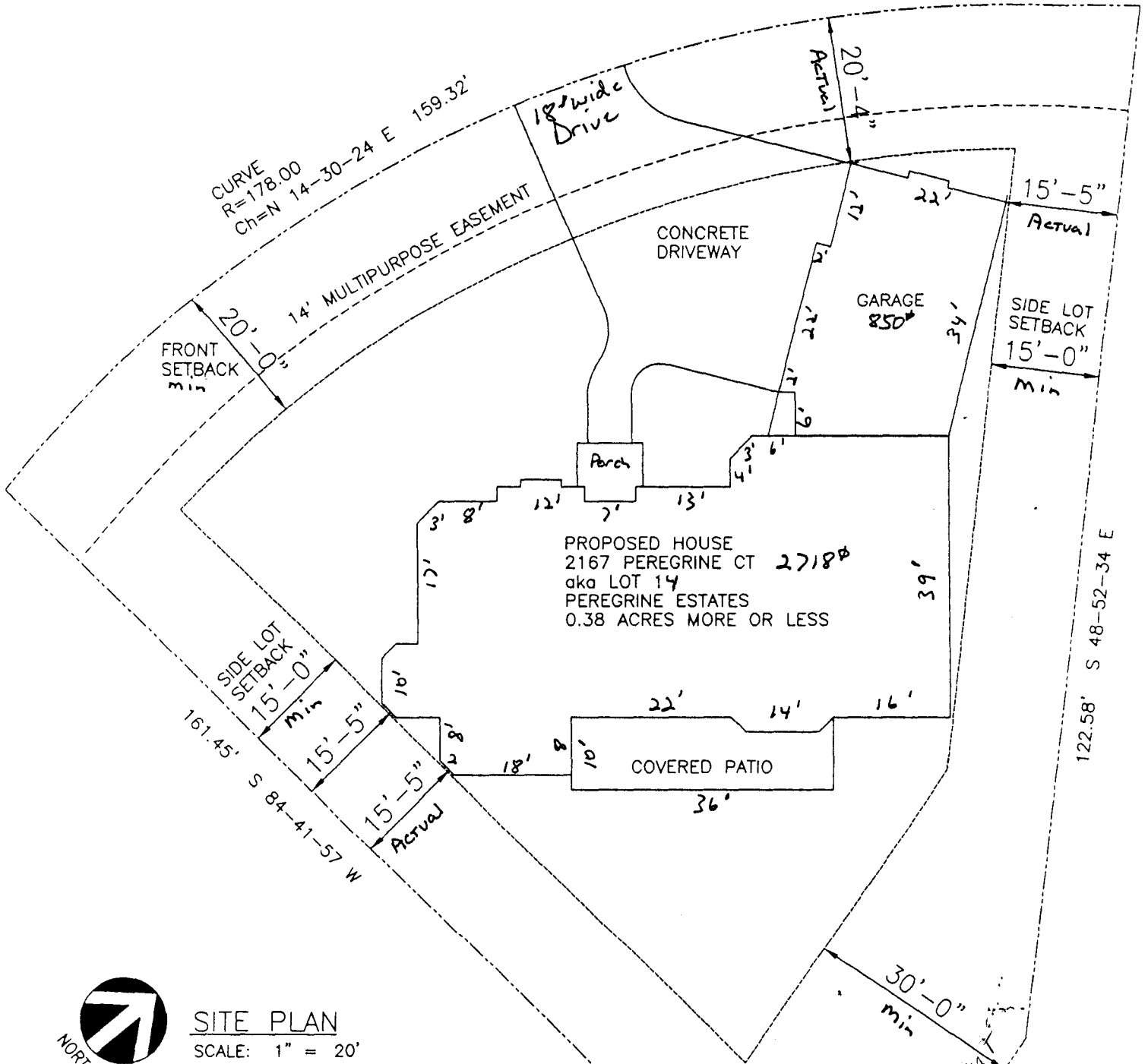
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Daniel R. Schubert Date Dec 4, 2006
 Department Approval Judith A. Paris Date 12/7/2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19759</u>
Utility Accounting _____	Date <u>12/7/06</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)

12.03' S 41-05-28 W



SITE PLAN
SCALE: 1" = 20'

RED HART CONSTRUCTION
Daniel R. Gearhart General Contractor
970/244-8975 Licence #2940772
2520 E 1/2 Road Grand Junction, CO 81603

ACCEPTED FOR RECORD
12-6-06
12-6-06
7.5' minimum
45.47' S 16-12-58 E
30'-0" min
7.5' minimum
45.47' S 16-12-58 E
12-6-06
OK
12-6-06