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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

2171 Peregrine Ct.

Building Address 459 FEATHER CT

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2947-262-34-012

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3234

Subdivision PEREGRINE ESTATES

Sq. Ft. of Lot / Parcel 14589

Filing 1 Block _____ Lot 12

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3192

Height of Proposed Structure 25'

OWNER INFORMATION:

Name HARVEIGH HOMES, INC

Address 2062 BASELINE RD

City / State / Zip CO CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name HARVEIGH HOMES, INC

Address 2062 BASELINE RD

City / State / Zip CO CO 81503

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Telephone 201-1103 (THOMAS)

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 RSF-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____

Side 15' from PL Rear 30' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' Special Conditions _____

Voting District "A" Driveway Location Approval lll
(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 5/8/06

Department Approval [Signature] Date 5/9/06

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 19071

Utility Accounting [Signature] Date 5/9/06

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)

