

FEE \$	10 ⁰⁰
TCP \$	1589 ⁰⁰
SIF \$	4020 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2160 Peregrine Ct, G.J. Co
 Parcel No. 2947-263-34-018⁸¹⁵⁰³
 Subdivision Peregrine Estates
 Filing 1 Block 1 Lot 18

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed APPRX 5200
 Sq. Ft. of Lot / Parcel 17,966 Sqft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) APPRX 58.51
 Height of Proposed Structure 21'6"

OWNER INFORMATION:

Name Mr. + Mrs. Duran
 Address 347 Serpents Trail Dr.
 City / State / Zip Grand Jct, Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dorsey Custom Homes
 Address P.O. Box 40483
 City / State / Zip Grand Jct, Co 81504
 Telephone 970-986-1783

***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 <u>Just Needs to Show</u>		
Voting District <u>A</u>	Driveway Location Approval <u>4/24/07 NA</u> (Engineer's Initials)	<u>15' Drainage & Utility easement</u>	

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 Robert Duran Date 4-23-07
 Department Approval NA Judah Date 5/4/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>20228</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/4/07</u>

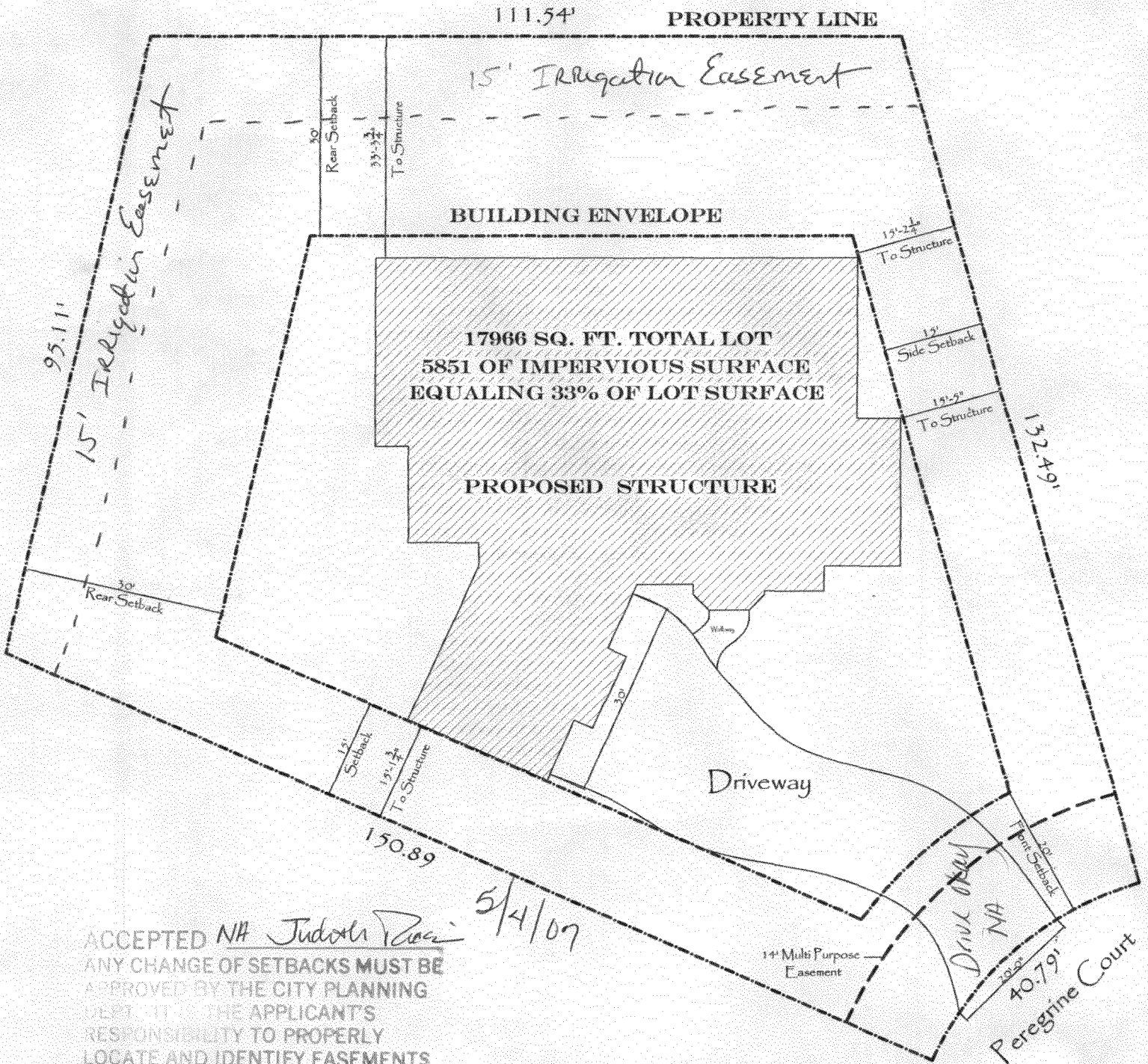
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

TAX # 2947-263-34-018

PERGERINE ESTATES

LOT 18, BLOCK 1, FILING 1

2160 PEREGERINE CT.



ACCEPTED *NA Judith Ricci* 5/4/07
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.