

FEE \$	10.00
TCP \$	<del>1500</del>
SIF \$	<del>1000</del>

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 450 Feather Ct.  
 Parcel No. 2947-261-34-007  
 Subdivision Peregrine Estates  
 Filing 1 Block \_\_\_\_\_ Lot 7

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2880 Sq. Ft. Proposed 120  
 Sq. Ft. of Lot / Parcel .45 Ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 0

**OWNER INFORMATION:**

Name Jim & Gail Majors  
 Address 450 Feather Ct.  
 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): 18x40 inground pool

**APPLICANT INFORMATION:**

Name Watermark Spas & Pools  
 Address 2491 Hwy 6 E SO  
 City / State / Zip GJ CO 81505  
 Telephone 241 4133

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
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>36</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>/</u> Driveway Location Approval _____ (Engineer's Initials)	<b>PAID</b> <b>DB</b>

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 6-11-08

Department Approval [Signature] Date 6/13/08

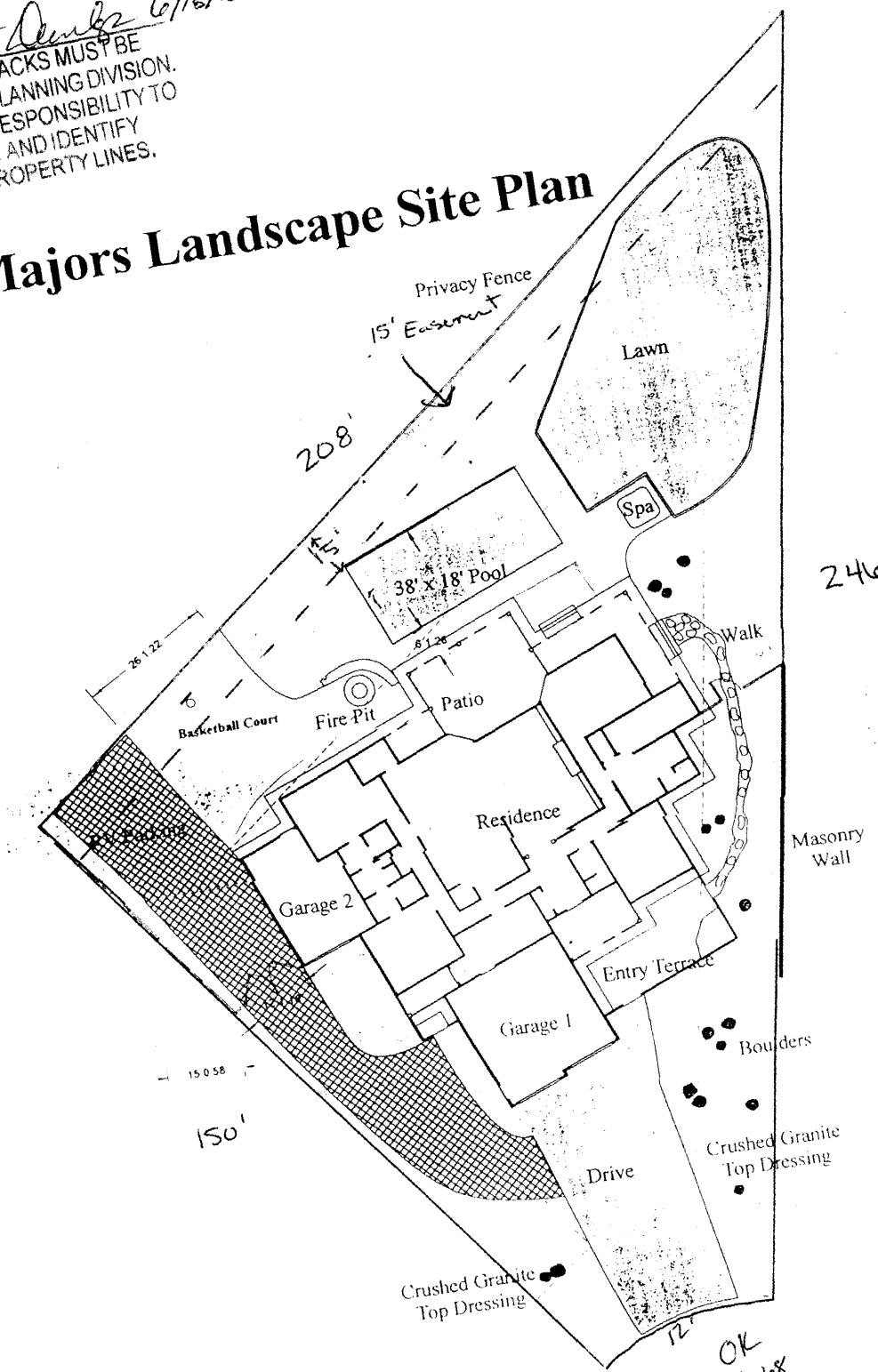
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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Utility Accounting <u>[Signature]</u>	Date <u>6/13/08</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Pat Amberg 6/13/08*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

# Majors Landscape Site Plan



*Drive OK  
Pat 6/13/08*