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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO.

Building Address 453 FEATHER CT
 Parcel No. 2947-263-34-009
 Subdivision PEREGRINE ESTATES
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name MARY INSALDE
 Address 453 - FEATHER CT
 City / State / Zip 95 CO 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): POOL 12x25

APPLICANT INFORMATION:

Name PERFORMANCE POOLS + SPAS
 Address 2575 US HWY 6+50
 City / State / Zip 95 CO 81501
 Telephone 970-257-7478

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

PAID
 AUG 14 2008
TB

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 PLANNING STAFF

ZONE R2
 SETBACKS: Front 20/25 from property line (PL)
 Side 15/3 from PL Rear 30/5 from PL
 Maximum Height of Structure(s) _____
 Voting District _____ Driveway _____
 Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO _____
 Floodplain Certificate Required: YES _____ NO _____
 Parking Requirement _____
 Special Conditions _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 8-14-08

Planning Approval [Signature] Date 8-14-08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
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Utility Accounting <u>[Signature]</u>	Date <u>8/14/08</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

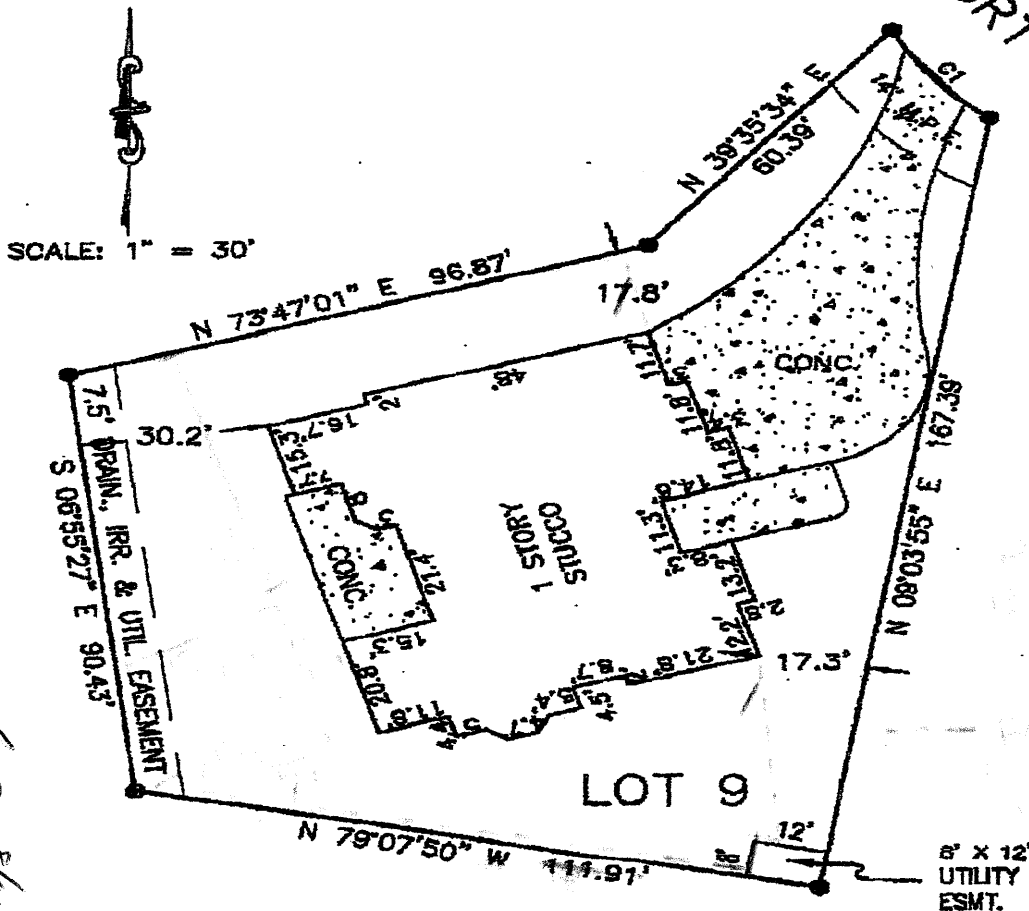
IMPROVEMENT LOCATION CERTIFICATE

453 FEATHER COURT, GRAND JUNCTION

UNITED TITLE CO. #U0040197
 WILLIAMS ACCOUNT
 LOT 9 OF PEREGRINE ESTATES,
 COUNTY OF MESA, STATE OF COLORADO.

*Building
 PERMIT*

FEATHER
 COURT



ACCEPTED BY THE CITY ENGINEER
 ANY CHANGE OF PLANS OR CONDITIONS
 AUTHORIZED BY THE CITY ENGINEER
 THE APPLICANT'S RESPONSIBILITY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
GT	48.00'	25.16'	24.87'	S 39°29'28\" E	30°01'50"



- CONCRETE

● - FOUND #5 REBAR WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FLAGSHIP BANK, UT
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
 OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
 THIS DATE 4/2/08 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS
 SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS
 INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS
 NOTED.



FOR AND ON BEHALF
 OF SURVEYIT, INC.
 ROBERT J. LEVINE
 R.L.S. 29419

SURVEYIT, INC

MAILING:
 2764 COMPASS DRIVE
 SUITE 110
 GRAND JUNCTION, CO, 81506
 PHONE: 970-245-3777
 FAX 970-241-4847

SURVEYED BY:	J.G.	DATE SURVEYED:	4/2/08
DRAWN BY:	K.L.	DATE DRAWN:	4/2/08
REVISIONS:		SCALE:	1" = 30'