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

BLDG PERMIT NO. 61103-0

Building Address 2166 Peregrine Ct  
 Parcel No. 2947-262-34-021  
 Subdivision Peregrine Estates  
 Filing 1 Block \_\_\_\_\_ Lot 21

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 2900 Sq. Ft. Proposed 2000  
 Sq. Ft. of Lot / Parcel 35,000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2900 3850  
 Height of Proposed Structure 0

**OWNER INFORMATION:**

Name Alan Sage  
 Address 2166 Peregrine Ct  
 City / State / Zip Grand Jct, CO 81507

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

**APPLICANT INFORMATION:**

Name Zag Built  
 Address 1864 N Deer Rk CR.  
 City / State / Zip Grand Jct, CO 81507  
 Telephone 970 . 260 . 9808

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Complete unfinished  
BASEMENT - ADD 2 BATHROOMS

NOTES: Single family  
living no rental  
 JUN 23 2009  
 KID

**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 R-2 Maximum coverage of lot by structures 30%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 15 from PL Rear 30 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District A Driveway Location Approval zn Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

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 June 23 09  
 Planning Approval [Signature] Date June 23, 2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. w/sewer/water
Utility Accounting	<u>[Signature]</u>		Date <u>6/23/09</u>