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

BLDG PERMIT NO.

59079-0

Building Address 457 FEATHER CT
 Parcel No. 294726234011
 Subdivision PEREGRINE ESTATES
 Filing _____ Block _____ Lot 11

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 49 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JACK HOOPER
 Address 457 FEATHER CT
 City / State / Zip GRAND JUNCTION, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JACK HOOPER
 Address 457 FEATHER CT
 City / State / Zip GRAND JUNCTION CO 81507
 Telephone 970-985-4743

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 7x7 STORAGE SHED

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 R-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 15'/3' from PL Rear 30'/5' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway _____
 Location Approval _____
 (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 SEPT 21 2010

Department Approval [Signature] Date 9/21/10

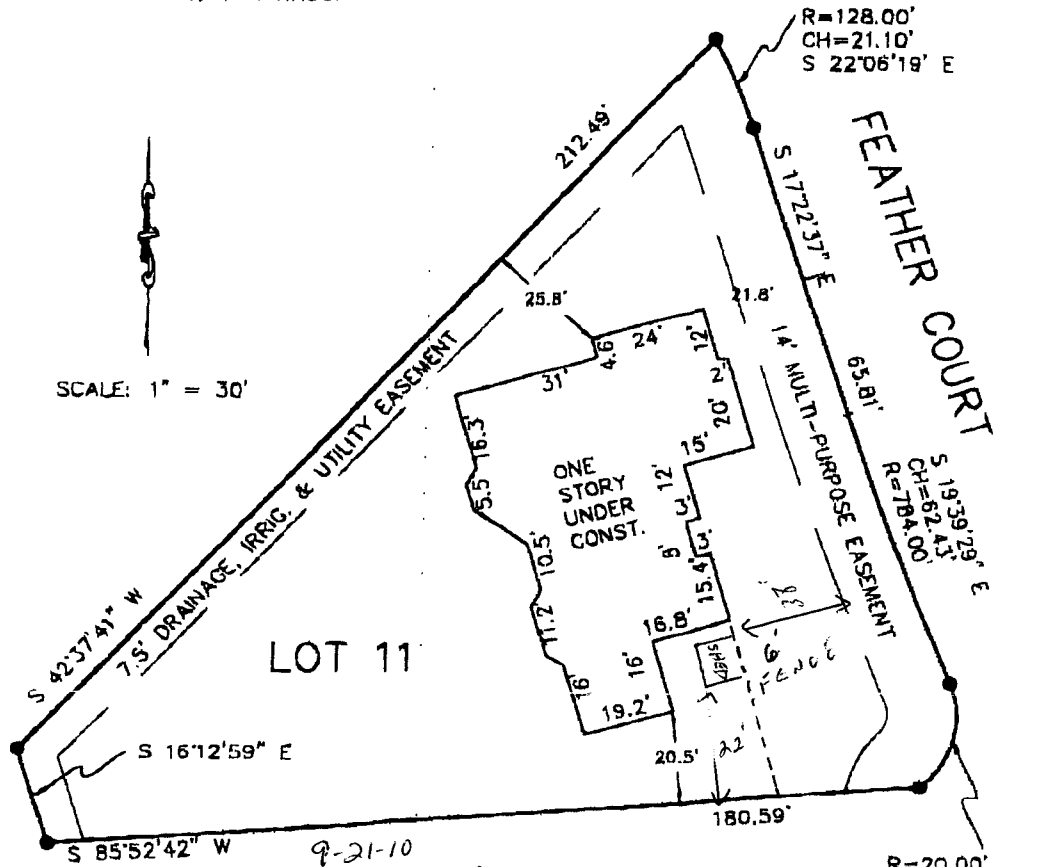
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no sewer/water

Utility Accounting [Signature] Date 9/21/10

IMPROVEMENT LOCATION CERTIFICATE

457 FEATHER COURT

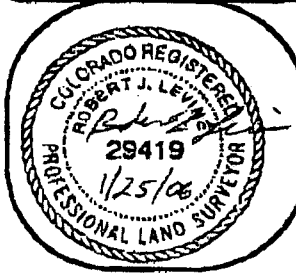
WEST STAR BANK ACCOUNT
LOT 11 OF PEREGRINE ESTATES,
MESA COUNTY, COLORADO.



9-21-10
 ACCEPTED *Gayle Henderson*
 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.

● = FOUND #5 REBAR WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR WEST STAR BANK 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, 1/25/06 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.



MAILING 3704 COMPASS DRIVE SUITE 110 GRAND JUNCTION, CO. 81504 PHONE: 970-245-3777 FAX 970-245-4267		SURVEYIT, INC. ROBERT J. LEVINE P.L.S. 29419	
SURVEYED BY: J.G.	DATE SURVEYED: 1/25/06	DRAWN BY: C.R.	DATE DRAW: 1/25/06
REVISION:	SCALE: 1" = 30'		