

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

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

Building Address 2175 Peregrine Ct
 Parcel No. 2947-261-30-001
 Subdivision Peregrine Estates
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3848
 Sq. Ft. of Lot / Parcel 1/2 acre
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3848
 Height of Proposed Structure 21.3 ft

OWNER INFORMATION:

Name Andy / Miranda Smith
 Address 357 Skyler
 City / State / Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Monica Million
 Address 200 Eagle Trail Ct
 City / State / Windsor, CO 81527
 Telephone 970 640-3235

***TYPE OF HOME PROPOSED:**

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

NOTES:

*PAID
 JUN 09 2010
 154*

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 <u>R-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>30'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>
Voting District <u>"A"</u> Driveway Location Approval <u>MD</u> (Engineer's Initials)	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 _____ Date 6/8/10

Planning Approval MD Pat Dungey Date 6/8/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21710

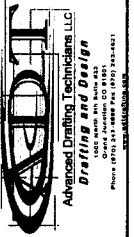
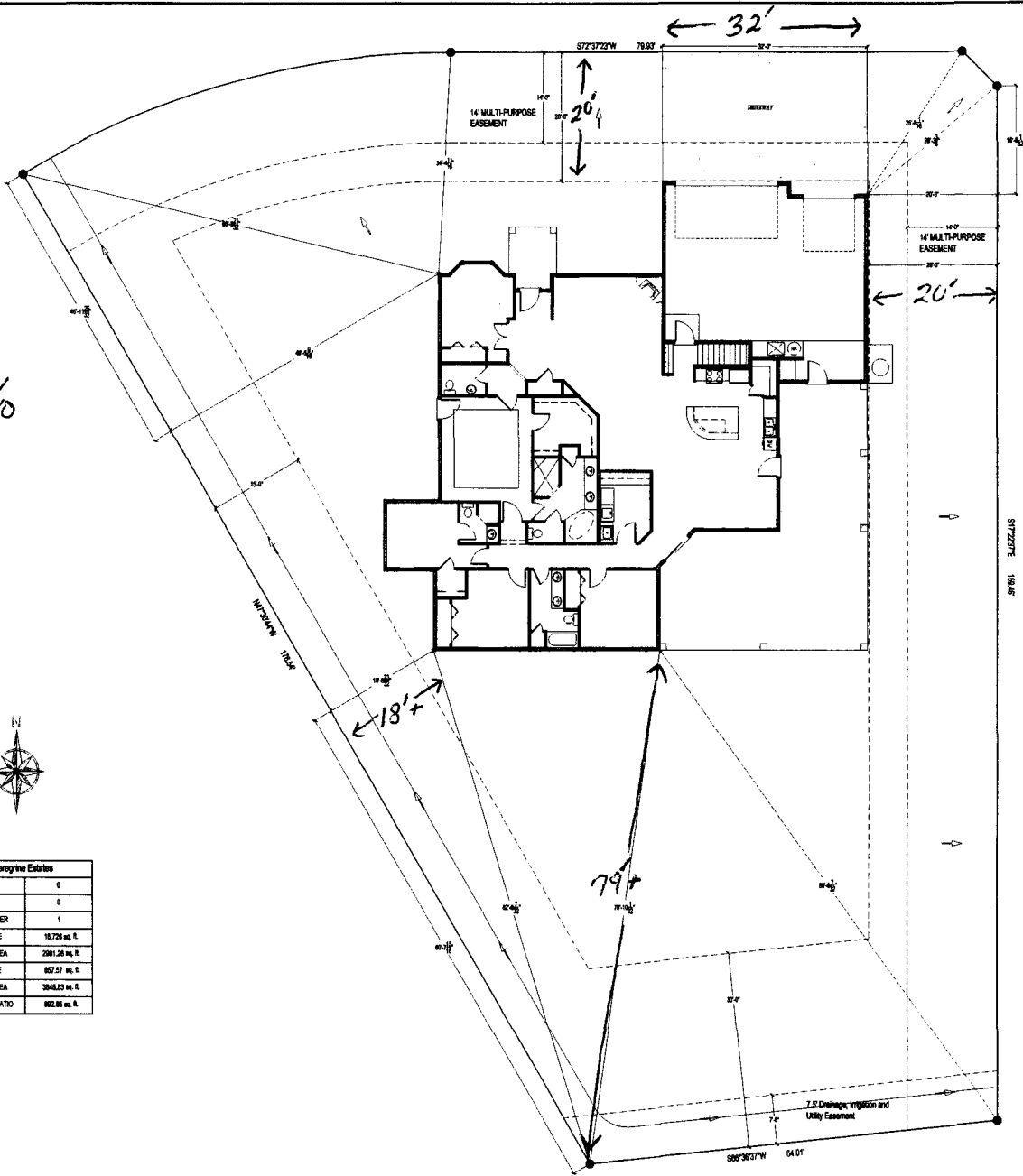
Utility Accounting _____ Date 6/9/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Driveway OK
Hayden Henderson

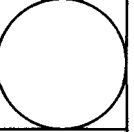
ACCEPTED *old* *Pat Decker* 6/8/10
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND RECORD THEM.

Peregrine Estates	
PLNG	0
BLOCK	0
LOT NUMBER	1
LOT SIZE	18,729 sq. ft.
LIVING AREA	2981.28 sq. ft.
GARAGE	857.27 sq. ft.
TOTAL AREA	3846.55 sq. ft.
COVERED PATIO	882.85 sq. ft.



2175 Peregrine Court r4

Analy Smith
Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By: ADT
 REV Date: 5/18/10
 Date: 5/11/10
 Scale: 1/8" = 1'

SITE PLAN

Sheet C1