

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77032



Your Bridge to a Better Community

BLDG ADDRESS 2017 Rosette Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 4001

TAX SCHEDULE NO. 2947-223-00-159 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Tierra West TOTAL SQ. FT. OF EXISTING & PROPOSED 4001

FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Bennett Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. BOX 60340 USE OF EXISTING BUILDINGS -

(1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT Bennett Construction TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS P.O. BOX 60340

(2) TELEPHONE 241-0795

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 RSF-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 1401 TRAFFIC 666 ANN# _____

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 John Bennett Date 10-2-00

Department Approval C. Jay Wilson Date 10/6/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O # <u>1344</u>
Utility Accounting <u>D Overholt</u>	Date <u>10-6-00</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE:
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

N00°10'29"E
180.29'

10' IRRIGATION EASEMENT RECORDED IN BK 1958 AT PG. 164

S89°58'07"E

153.67'

S59°54'13"E

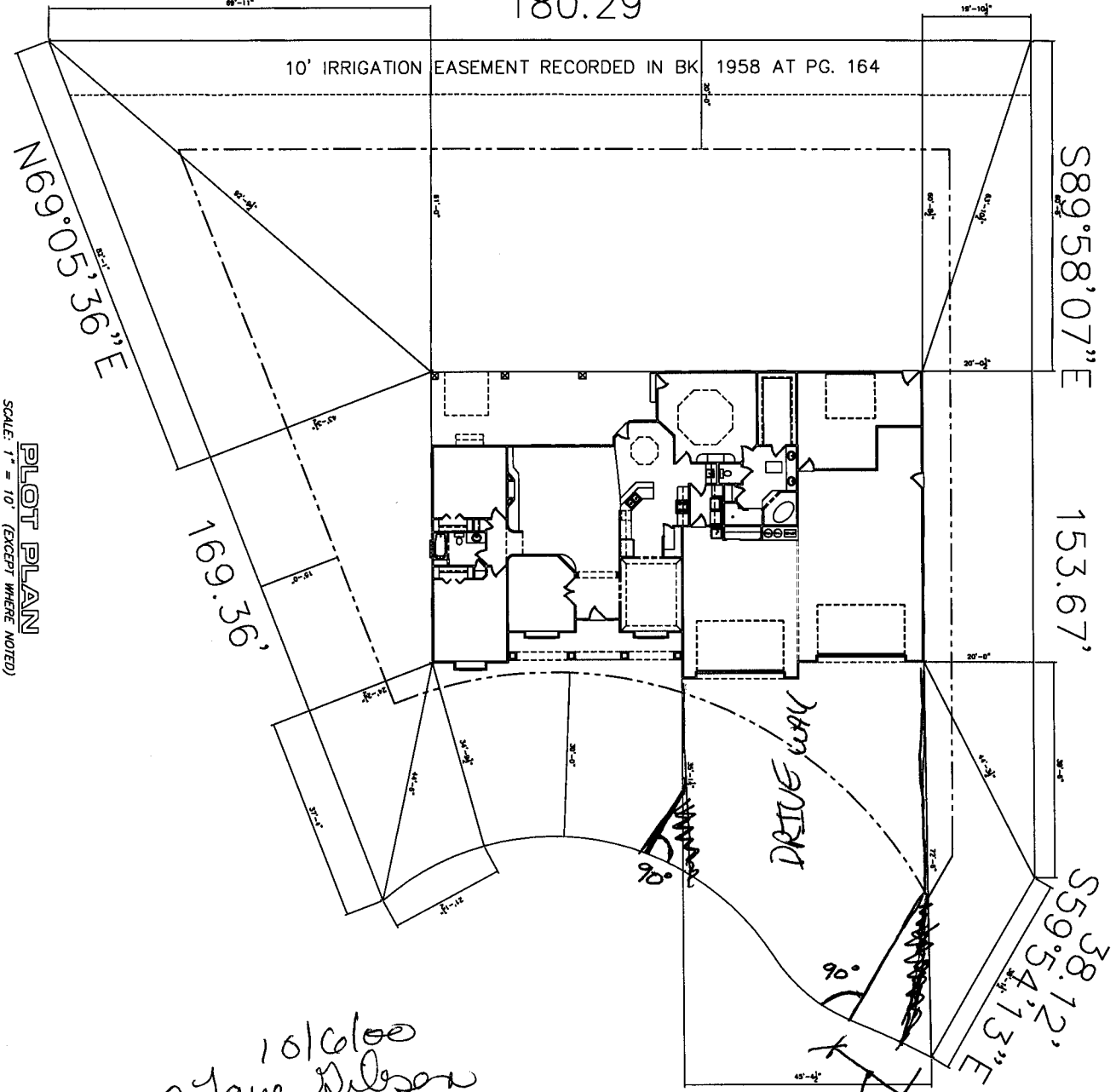
59.5413'

N69°05'36"E

169.36'

SCALE: 1" = 10' (EXCEPT WHERE NOTED)

LOT PLAN



10/10/00
C. Faye Wilson

ACCEPTED **ROSETTE COURT** 10' MIN.

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVE OK AS MODIFIED

SH
10/2/00

LOT 5
0.55 AC.