

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 77224



Your Bridge to a Better Community

BLDG ADDRESS 2023 Rosette Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 5358  
TAX SCHEDULE NO. 2947-223-00-159 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Tierra West TOTAL SQ. FT. OF EXISTING & PROPOSED 5358  
FILING 1 BLK 1 LOT 8 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 John Bennett TYPE OF HOME PROPOSED:  
(2) ADDRESS P.O. Box 60340  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE 241-0795  Other (please specify) \_\_\_\_\_

**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 3090  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 15' from PL, Rear 30' from PL Parking Req'mt \_\_\_\_\_  
Maximum Height 35' Special Conditions \_\_\_\_\_  
CENSUS 1401 TRAFFIC Ull 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 10-24-00  
Department Approval C. Faye Duvon Date 11/6/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>3515</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/6/00</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:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.

# ROSETTE COURT

74.97'  
N88°19'55"E

40.40'

5' MIN.

24'-2 1/2"

## LOT 8

0.73 AC.

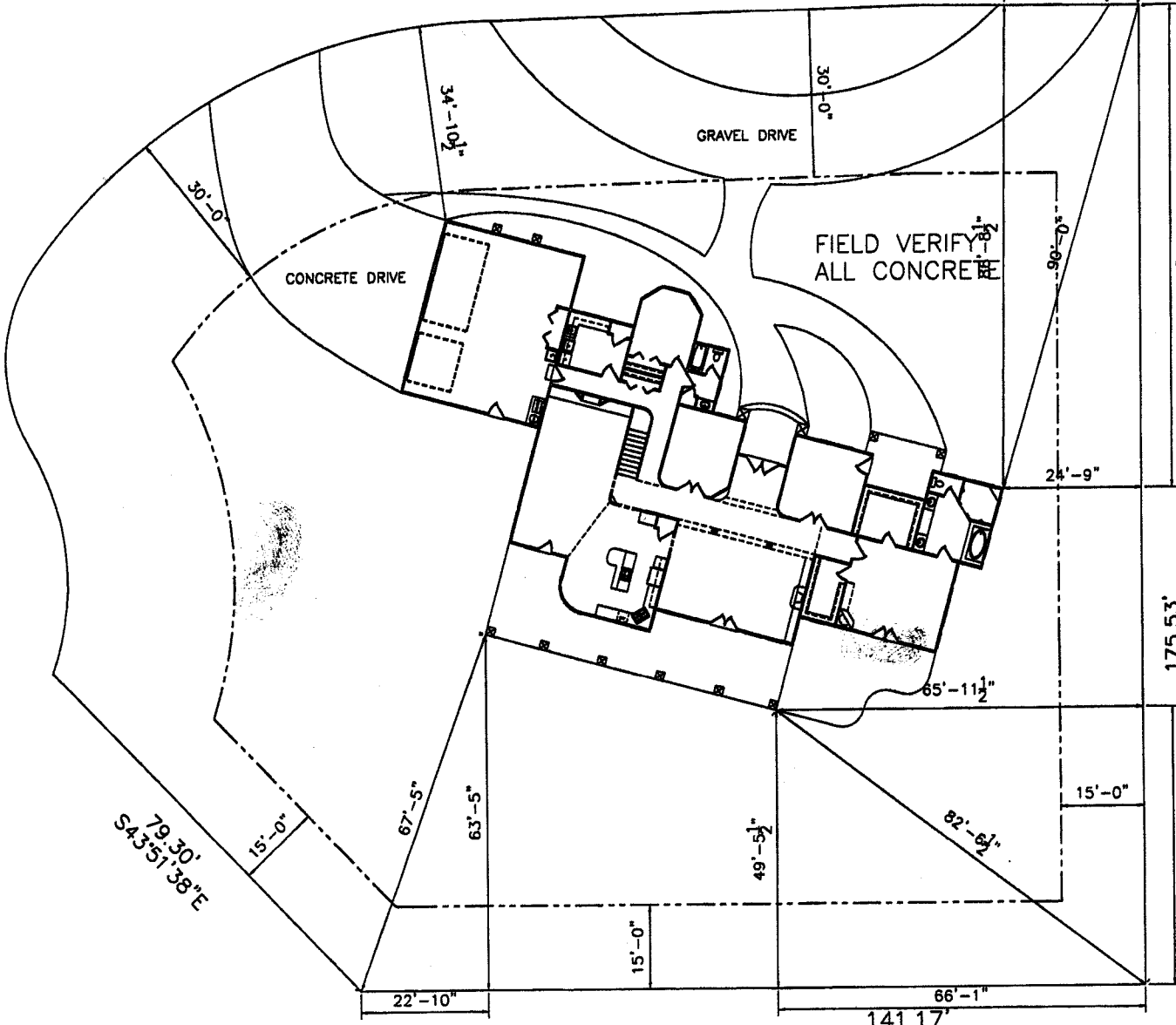
DRIVE OK  
AS DIMENSIONED

EH  
10/25/00

115.00'  
N00°07'27"W

*E. Faye Gibson*  
11/6/00

**ACCEPTED**  
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.



79.30'  
S43°51'38"E

15'-0"

67'-5"

63'-5"

15'-0"

49'-5 1/2"

66'-1"

141.17'  
S89°58'07"E

65'-11 1/2"

24'-9"

90'-0"

175.53'

49'-7 1/2"

79'-98"

CONCRETE DRIVE

GRAVEL DRIVE

FIELD VERIFY  
ALL CONCRETE

30'-0"

34'-10 1/2"

30'-0"

22'-10"

115.00'

175.53'

49'-7 1/2"

79'-98"

115.00'

175.53'

49'-7 1/2"

79'-98"