

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 8099D



Your Bridge to a Better Community

BLDG ADDRESS 402 Rockwood Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-174-35-002 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Rockwood on the Ridges TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 11 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER Dynamic Investments, Inc NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 2408 Hidden Valley Dr USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 257-0532 DESCRIPTION OF WORK & INTENDED USE Install 5' retaining wall

(2) APPLICANT same TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)

(2) ADDRESS _____
 _____ Manufactured Home (HUD)

(2) TELEPHONE _____
 _____ 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 PD Maximum coverage of lot by structures _____

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

Side per plan from PL, Rear _____ from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

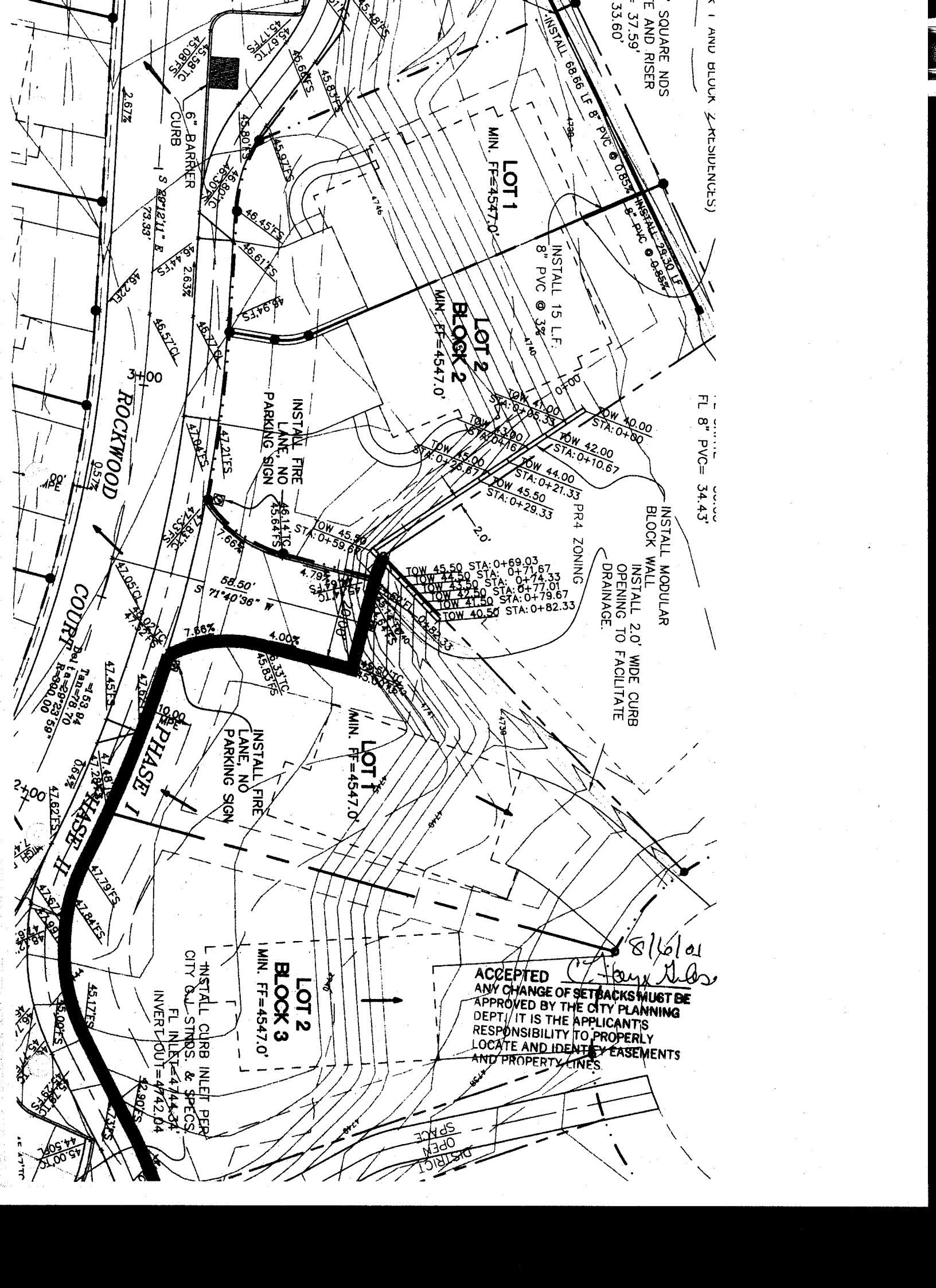
Applicant Signature [Signature] Date 8/3/01

Department Approval Bill [Signature] Date 8.6.01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg on</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/6/01</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)



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.

8/16/01
C. L. ...

INSTALL CURB INLET PER CITY Q.J. STRS. & SPECS.
 FL INLET = 4744.34'
 INVERT OUT = 4742.04'

OPEN SPACE DISTRICT