

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

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

BLDG PERMIT NO. 80910



Your Bridge to a Better Community

BLDG ADDRESS 2018 Rosette Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 3200
 TAX SCHEDULE NO. 2947-223-00-159 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Tiara West TOTAL SQ. FT. OF EXISTING & PROPOSED 3200
 FILING 1 BLK 1 LOT 4 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 2017 Rosette Ct 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 2017 Rosette Ct Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-0808 Manufactured Home (HUD)
 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 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 66 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 June 21, 01
 Department Approval [Signature] Date 6/27/01

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14088</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-27-01</u>		

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

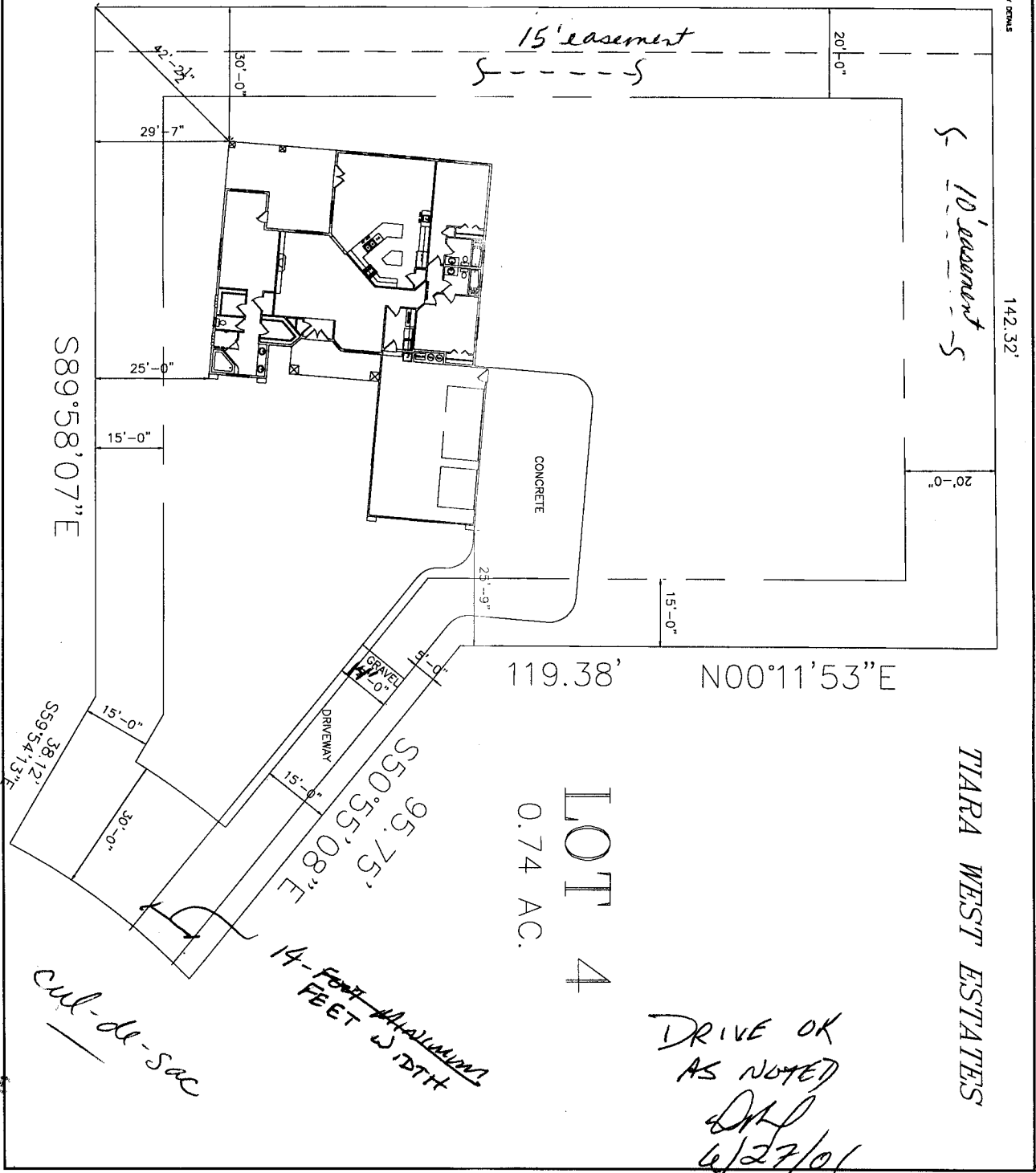
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

6/27/01

ACCEPTED *C. Fair Dixon*
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.

F-20
S-15
R-30'

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



DATE	9-10-00
BY	DAF
SCALE	1" = 30'-0"
PROJECT	TIARA WEST LOT 4

BENNETT CONSTRUCTION
TIARA WEST LOT 4

Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782

NO.	REVISIONS
1	
2	
3	
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