

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

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

BLDG PERMIT NO. 80324



Your Bridge to a Better Community

BLDG ADDRESS 2020 Rosette Ct SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2947-22-332-003 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Siana West Estate TOTAL SQ. FT. OF EXISTING & PROPOSED 3,576

FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:

(1) OWNER Chris Rendick Const. Before: 0 After: 1 this Construction

(1) ADDRESS 231 W. Falden Rock Rd NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 245-8987 Before: _____ After: _____ this Construction

(2) APPLICANT owner USE OF EXISTING BUILDINGS TB

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE new Single Family Res.

(2) TELEPHONE _____ TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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 all 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 _____ Date 6-21-01

Department Approval Gonnie Edwards Date 6/21/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14046</u>
Utility Accounting	<u>J. Beuseley</u>	Date	<u>6/21/01</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)

RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
DESIGNS PRIOR TO CONSTRUCTION.

LOT 3
0.50 AC.



*F-20'
R-30'
S-15'*

ACCEPTED *Ronnie 6/10/01*

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.

← 96' @ house →

MAX WIDTH IS 30 FT. → max

Drive along R&E

ROSETTE COURT

REL
A
B
C
D
E
F
G
H

Arnto



TIARA WEST

CUSTOM HOMES BY *Photo*

SE

AU/

3-

1/8"