

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 85483



Your Bridge to a Better Community

BLDG ADDRESS 2018 F<sup>9</sup>/4 Rd G.S. Co SQ. FT. OF PROPOSED BLDGS/ADDITION 2530 S.F. ←

TAX SCHEDULE NO. 2947-152-48-002 SQ. FT. OF EXISTING BLDGS N/A ← with GARAGE

SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2530 S.F. ←

FILING 9 BLK 1 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Robert Dorsey NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction N/A

(1) ADDRESS 720 Jasmine Lane USE OF EXISTING BUILDINGS Personal Residence

(1) TELEPHONE 970-261-0195 DESCRIPTION OF WORK & INTENDED USE Personal Home

(2) APPLICANT Robert Dorsey TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 720 Jasmine Lane

(2) TELEPHONE 970-261-0195

**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 35%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 1402 TRAFFIC 88 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 Robert Dorsey Date 7-18-02

Department Approval Th. Gayle Henderson Date 7-24-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

Back

7-24-02 *Dayleen Henderson*  
**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.

135.45

53' 10"

House

10' 1"

10' 1"

GARAGE

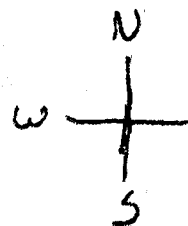
DRIVEWAY

29' 0"

9' 52"

90.72

Front



*Done OK*  
*Paul Jones*  
7-18-02

Filing #7  
Block #1  
Lot #10  
Independence Ranch

2048 F<sup>3</sup>/<sub>4</sub> Rd