

FEE \$	10.00
TCP \$	1,000.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 403 Rockwood Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-174-35-014 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Approx 2100 WITH GARAGE
 Subdivision Rockwood on the Ridges Sq. Ft. of Lot / Parcel Approx 4075 Sg Ft
 Filing 2 Block 4 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1265 Sg Ft PROPOSED

OWNER INFORMATION:

Name Jonathan Sheagley
 Address 539 Cicero Dr
 City / State / Zip Palisade, CO 81526

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

APPLICANT INFORMATION:

Name Dorsey Custom Homes
 Address P.O. Box 40483
 City / State / Zip Grand Jct, CO 81504
 Telephone 970-986-1783

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>18'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>25'</u>	Special Conditions <u>Hold C.O.</u>
Voting District <u>A</u> Driveway Location Approval <u>UM</u> (Engineer's Initials)	<u>Caution on Grading Plan - Must have Type "A" Lot Grading - Rear to Street</u>

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 T. Dorsey Date 9-7-04
 Department Approval Shirley Hail Date 9/15/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>17601</u>
Utility Accounting <u>D Overholt</u>	Date <u>9/15/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

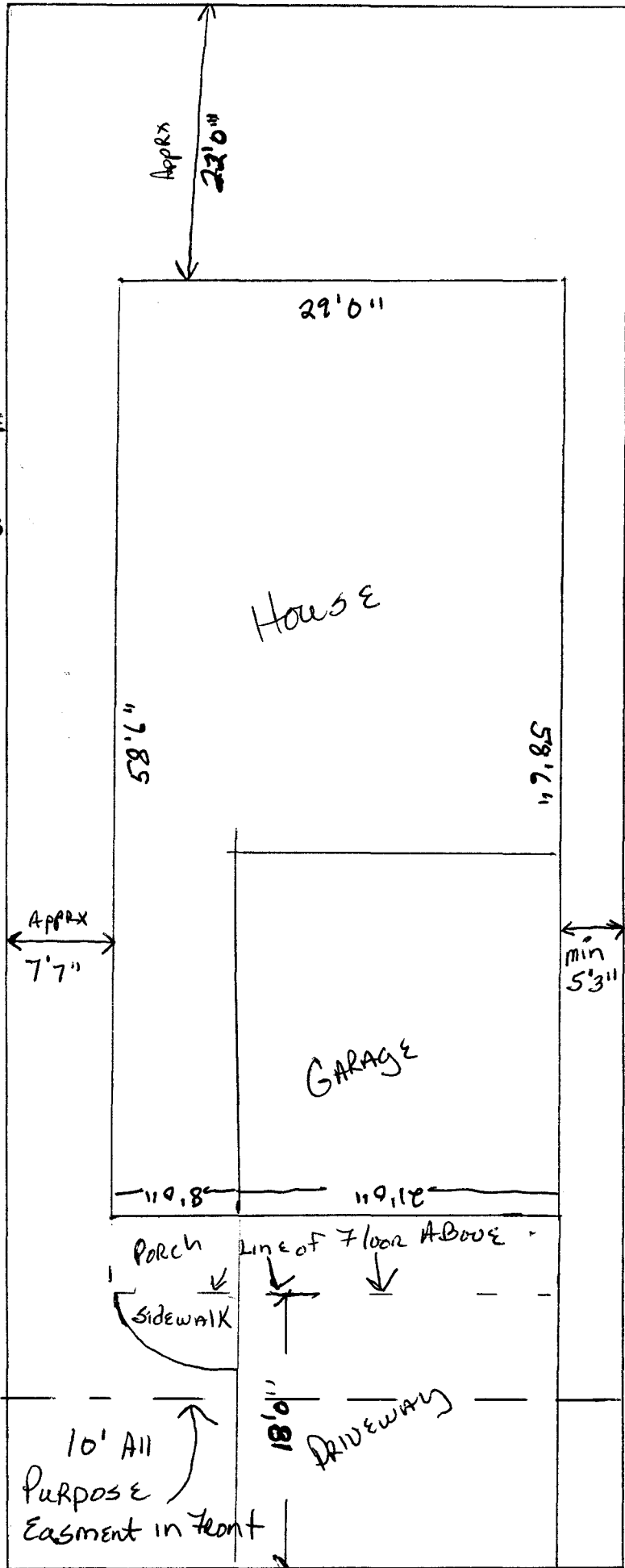
(Back)

41.95

403 Rockwood Lane
Rockwood on the Ridges
Filing #2, Block #4
Lot #6

9/15/04
C. Lays Hall
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.

99.19



99.08

APPROX
7'7"

min
5'3"

House

GARAGE

Porch
Sidewalk
Line of Floor Above

10' All
Purpose
Easement in front

18'0"
DRIVEWAY

drive
or
in
9/8/04

(Front)