

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 407 Rockwood Lane
 Parcel No. 2945-174-35-010
 Subdivision Rockwood on the Ridges
 Filing 2 Block 4 Lot 2

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Appt 2600 with Garage
 Sq. Ft. of Lot / Parcel Appt 4272 Sq Ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 / Proposed 1265 Sq Ft

OWNER INFORMATION:

Name Toni Heiden
 Address 501 Grand Ave
 City / State / Zip Grand Jet, Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

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

***TYPE OF HOME PROPOSED:**

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

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 16' from property line (PL) Permanent Foundation Required: YES NO _____

Side 5' from PL Rear 15' from PL Parking Requirement 2

Maximum Height of Structure(s) per plan 25' Special Conditions Hold C.O.

Voting District A Driveway _____ Location Approval W **CAUTION ON GRADING PLAN**
(Engineer's Initials) **MUST HAVE TYPE "A" LOT GRADING**

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 Dasey Date 6-14-04
 Department Approval M.C. Jare Hall Date 7/16/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7-16-04</u>
Utility Accounting <u>D. J. Jare</u>	Date <u>7/16/04</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)

44.61

407 Rockwood Lane

~~Rockwood Lane~~

2 (Lot)

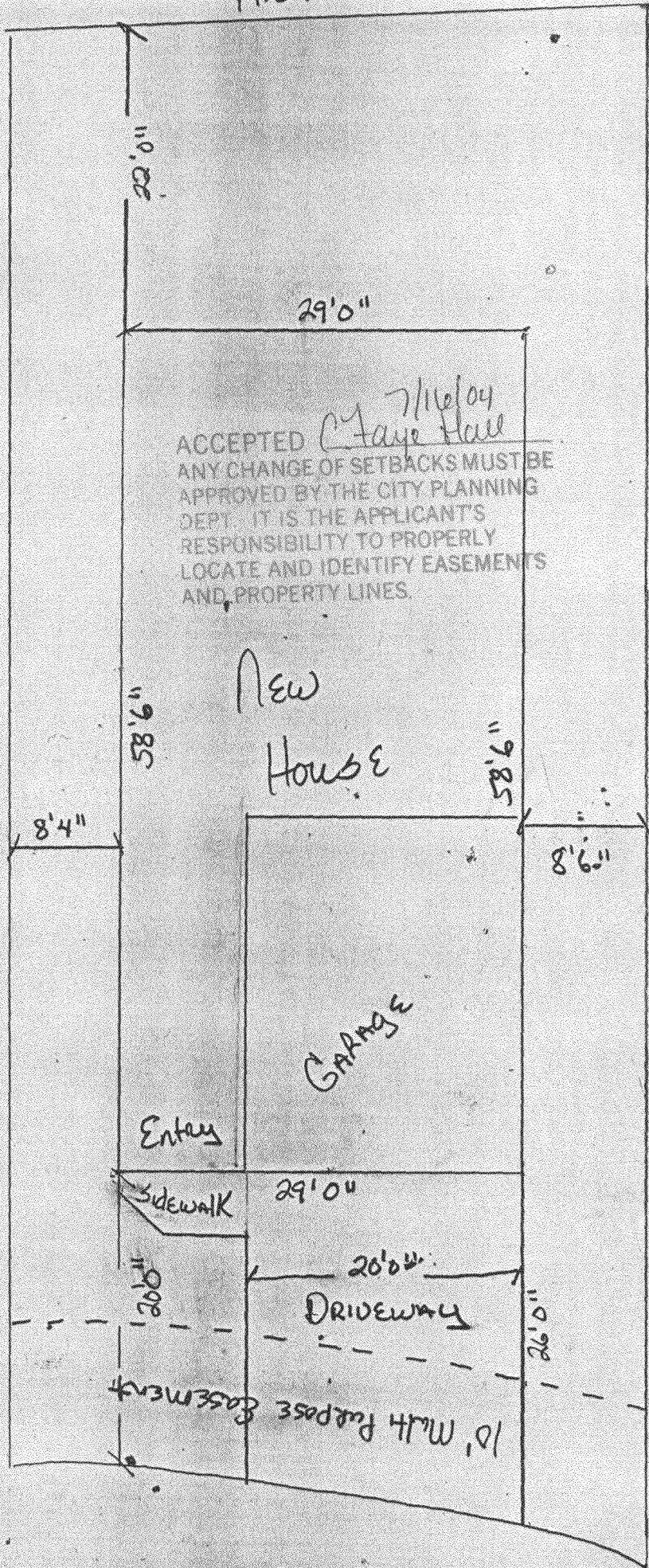
4 (Block)

2 (Zoning)

Rockwood on the Ridges

99.76

Side



113.33

Side

Driveway on Lca 7/15/04

APR 3/32 SCALE