

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 399.5 Rockwood Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-174-35-017 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Approx 2600
 Subdivision Rockwood on the Ridges Sq. Ft. of Lot / Parcel Approx 4600 Sq Ft
 Filing _____ Block 4 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) Approx 1600 Sq Ft

OWNER INFORMATION:

Name Mr. + Mrs Fields
 Address 2031 Freedom Ct.
 City / State / Zip Grand Jct, Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dorsey Custom Homes & Framing
 Address P.O. Box 40483
 City / State / Zip Grand Jct., Colo
 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 <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>18'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>10'</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>No eave overhang</u>		
Voting District <u>A</u> Driveway Location Approval <u>UC</u> (Engineer's Initials)	<u>allowed in easements along Tract B</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 Robert Dorsey Date 9-28-04
 Department Approval NA Date 10/4/04 ds

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17643</u>
Utility Accounting <u>D Overholt</u>	Date <u>10/4/04</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)

399.5 Rockwood
LANE

Rockwood on
the Ridges
Lot #9 Block #4

West

46'54"

RECEIVED
OCT 04 2004
COMMUNITY DEVELOPMENT
DEPT

Approx 17'6"

Approx 5'8"

10'6"

29'0"

94.27

South

105'03

10' Ridges Metro Easement

59'6"

House

North

GARAGE ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

10'6"

Approx 5'8"

drive
or
W
9/28/04

10' Multi Purpose
Easement

DRIVEWAY

18'6"

21'00"

DRIVEWAYS

Front 45'28"