

FEE \$	10.00
TCP \$	1000.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 40 1/2 A Rana Ct
~~400 Rockwood Lane~~
 No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-174-35-004
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2150 Sq. Ft.
 Subdivision Rockwood on the Ridges
 Sq. Ft. of Lot / Parcel Approx 5700 Sq. Ft.
 Filing _____ Block _____ Lot 2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) Approx 2500 Sq. Ft.
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name Bob Heurni
 Address 2065 1/2 FEESE DR.
 City / State / Zip Grand Jct, Co 81503

APPLICANT INFORMATION:

Name Robert Dorssey
 Address P.O. Box 70483
 City / State / Zip Grand Jct, Co 81504
 Telephone 970-986-1783

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): _____

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 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' / 10'-S from PL Rear 15' from PL Parking Requirement 2
 Maximum Height of Structure(s) 25' Special Conditions _____
 Voting District A Driveway Location Approval _____
 (Engineer's Initials)

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 Dorssey Date 4-25-05
 Department Approval JH Gayleen Henderson Date 5-5-05

Additional water and/or sewer, tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18082</u>
Utility Accounting			Date <u>5/5/05</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)

~~#00 Rockwood Lane~~

Grand Jct, Co 81503

Parcel # 2945-174-35-004

Lot #2

401 1/2 Rana Ct # A

5-5-05 Gaylen 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.

