

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

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

BLDG PERMIT NO.

401 1/2 B Rana Court

Building Address ~~401 1/2 Rockwood Lane~~ No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-174-35-012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2150 Sq Ft

Subdivision Rockwood on the Ridges Sq. Ft. of Lot / Parcel Approx 4700 Sq Ft

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Approx 2300 Sq Ft  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name Jack Bogant

Address 2249 Perona Ct

City / State / Zip Grand Jet, Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Robert Dorssey

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 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 10' / 5' - 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>18083</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/5/05</u>		

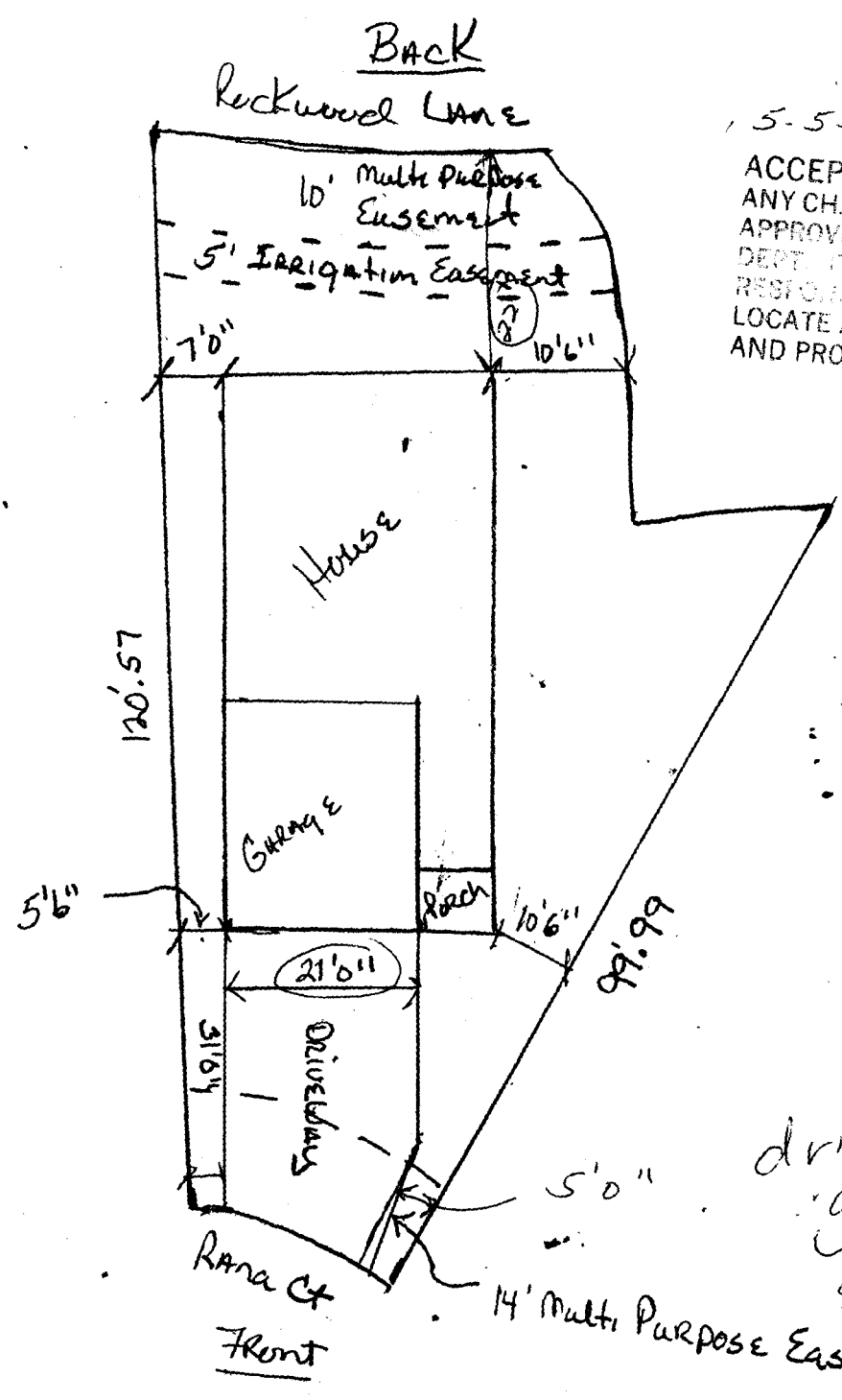
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

~~100 1/2 Rockwood Lane~~  
Rana Ct # B

Grand Jet, Co 81503

Parcel # 2945-174-35-003

Lot 1



5-5-05  
ACCEPTED Dayleen Henderson  
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.