

FEE \$	10.00
TCP \$	9
SIF \$	9

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 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs APPRX 2500 Sq. Ft. Proposed APPRX 2100
 Sq. Ft. of Lot / Parcel APPRX 4272 Sq. Ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) APPRX 1265 Sq. Ft
 Height of Proposed Structure 24' 3"

OWNER INFORMATION:

Name Mr + Mrs. Hooker
 Address 407 Rockwood Lane
 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 Robert Dorsey
 Address P.O. Box 40483
 City / State / Zip Grand Jct, Co 81504
 Telephone 970-986-1783

***TYPE OF HOME PROPOSED:**

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

NOTES: This is a Bathroom Add in the lower level + Bal Area

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 18' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) per Amended Final Plan 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 Dorsey Date 3-21-05
 Department Approval Gayleen Henderson Date 3-22-05

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>D. Auerholt</u>		Date <u>3/22/05</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)

47.01

407 Rockwood Lane

Lot #2

Block #4

Zoning #2

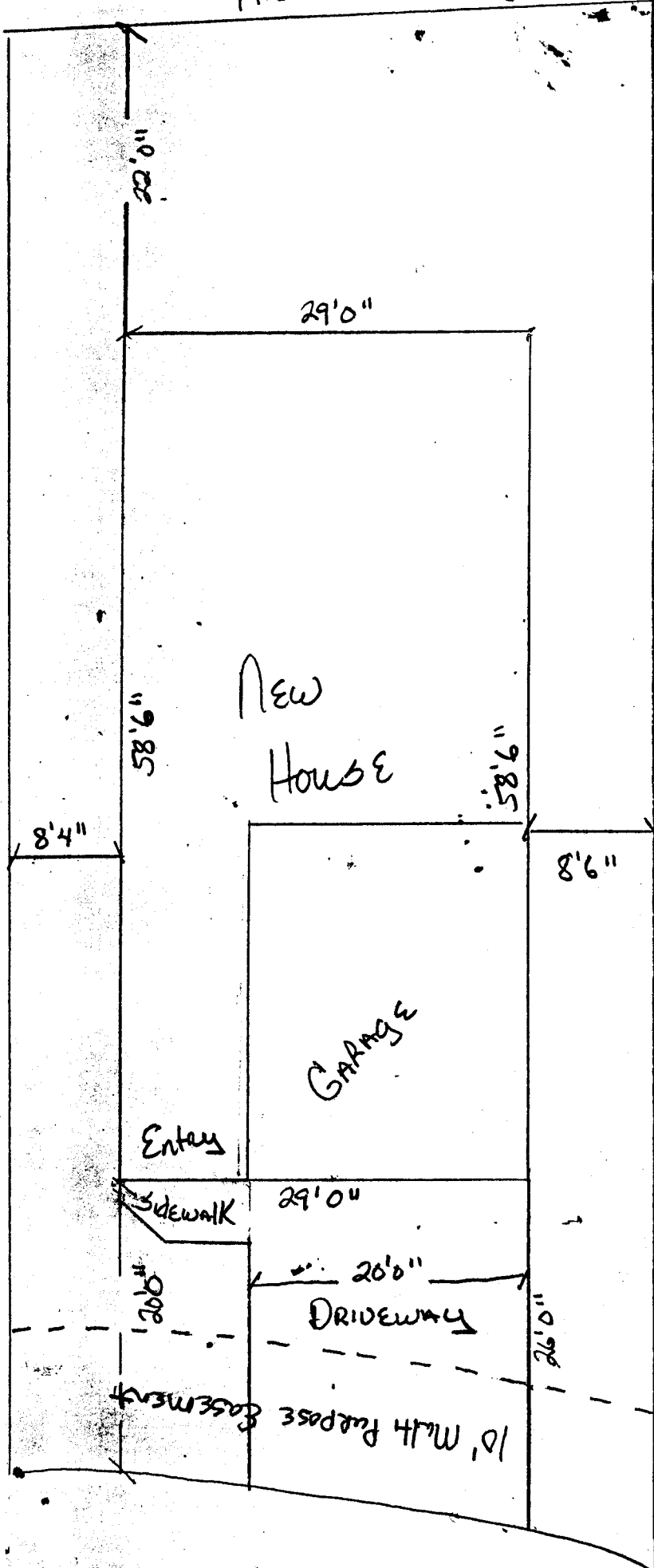
Rockwood on the Ridges

99.76

Side

113.33

Side



3-22-05

Bayleen Henderson

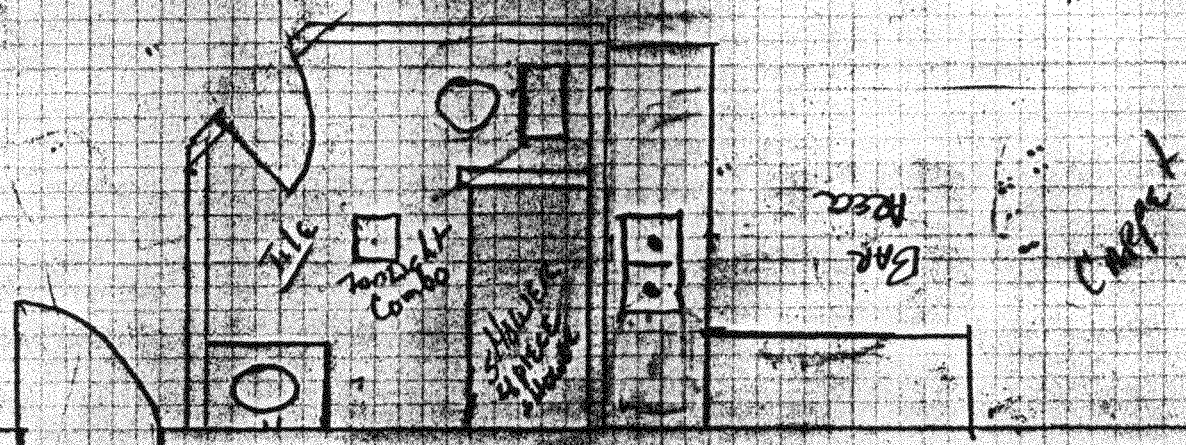
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

(Front)

Approx 3/32 Scale

Basement
Adding a Bath + Bar Area

CARPET



407 Rock used
Basement

3-22-05 *Daylin 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.