

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 402 1/2 Rockwood Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-174-35-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2300 Sq Ft
 Subdivision Rockwood on the Ridges Sq. Ft. of Lot / Parcel Approx 4400 Sq Ft
 Filing 2 Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Approx 1950 Sq Ft
 Height of Proposed Structure 24' 10"

OWNER INFORMATION:

Name Robert Dorsey
 Address P.O. Box 40483
 City / State / Zip Grand Jct, Co 81504

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 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>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10' / 0'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>25'</u>	Special Conditions _____
Voting District <u>A</u> Driveway Location Approval <u>Ue</u> (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 9-9-05
 Department Approval JH [Signature] Date 9-15-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18398</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/15/05</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)

