

FEE \$ ~~10.00~~ 1039.00
 TQP \$ ~~1000.00~~
 SIF \$ ~~279.00~~ 460.00

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

DG PERMIT NO.
 MC-2005-223

Building Address 401 Rockwood Lane
 Parcel No. 2945-174-35-016
 Subdivision Rockwood on the Ridges
 Filing 2 Block 4 Lot 8

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2150 sq ft
 Sq. Ft. of Lot / Parcel Approx 4000 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2000 sq ft approx
 Height of Proposed Structure 24'

OWNER INFORMATION:

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

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 986-1783

***TYPE OF HOME PROPOSED:**

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

NOTES:

PLANNING
 FEB 03 2005
 TR

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 3 Bldg Env
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES X NO _____
 Side PER REVISED from PL Rear ENV from PL Parking Requirement 2
 Maximum Height of Structure(s) 25' Special Conditions 18' to front of garage; 10' for all other structures - No eaves over hang allowed in easement along front
 Voting District A Driveway Location Approval TRD (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).

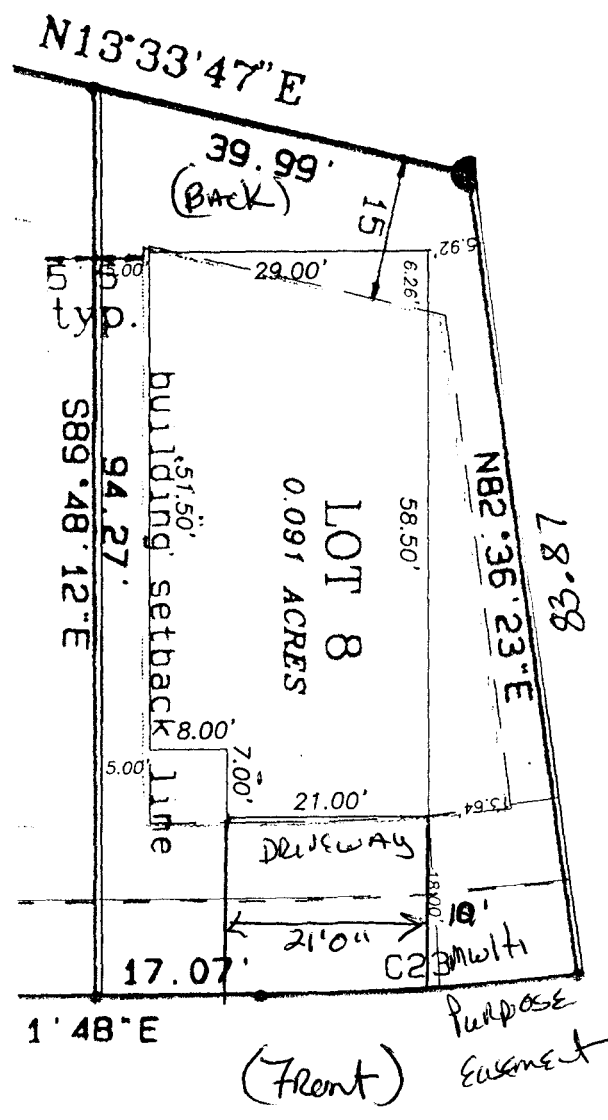
Applicant Signature Robert Dorssey Date 9-14-05
 Department Approval Antonia Costello Date 9/26/05

Additional water and/or sewer tap fee(s) are required:	YES <u>Y</u>	NO	W/O No. <u>18812</u>
Utility Accounting <u>T. Bensley</u>	Date		

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)

West
↑

ACCEPTED SL 9/26/05
 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.



New Envelope

Yellow is the
House itself

401 Rockwood Lane
 Parcel # 2945-174-35-016
 Filing 2 Block 4 Lot 8
 Rockwood on the Ridges

Dived
 Truck
 9-27-05