

FEE \$ 10.00  
 TCP \$ 1039.00  
 SIF \$ 460.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 404 Rockwood Lane  
 Parcel No. 2945-174-35-006  
 Subdivision Rockwood on the Ridges  
 Filing 2 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1440  
 Sq. Ft. of Lot / Parcel Approx 4000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Approx 2000  
 Height of Proposed Structure 22' 8"

**OWNER INFORMATION:**

Name Jack Bogart  
 Address 2249 Perona Ct  
 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 Dorsey Custom Homes & Framing LLC  
 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>15'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>S-10' N-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 _____ (Engineer's Initials)	<i>DATA</i>		

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 Davis Date 3-5-06  
 Department Approval [Signature] Date 3-10-06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18909</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/10/06</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)

404.5 Rockwood Lane  
 Lot 1, Block 1 Rockwood on the Ridges  
 Parcel # 2945-174-35-005

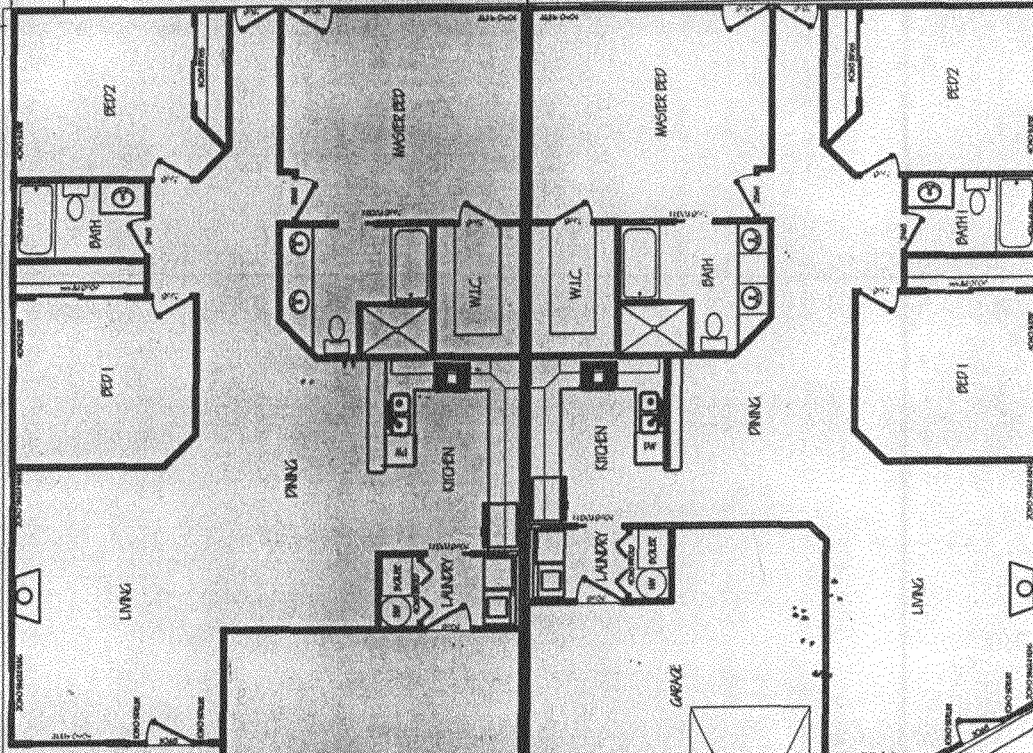
404 Rockwood Lane  
 Lot 2, Block 1 Rockwood on the Ridges  
 Parcel # 2945-174-35-006

86'98"

55'24"

44.75'

73.91' FLOOR PLAN



14' MULTI-PURPOSE EASEMENT

14' MULTI-PURPOSE EASEMENT

ACCEPTED *[Signature]*  
 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.

*Drive OK*  
*Pick Norris*  
 3-7-06

SETBACK LINES

ROCKWOOD LANE

SETBACK LINES

FLOOR PLAN