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|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 1000 |
| SIF \$ | 29700 |

1039.00
460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

MC-2005-223

Building Address 40 1/2 Rockwood Lane
 Parcel No. 2945-174-35-015
 Subdivision Rockwood on the Ridges
 Filing 2 Block 4 Lot 1

No. of Existing Bldgs 0 No. 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 Approx 24'

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: Single Family Home

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 <u>Bldg ENV</u> |
| SETBACKS: Front _____ from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ |
| Side <u>PER REVISED</u> from PL <u>ENV.</u> | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>25'</u> | Special Conditions <u>18' to front of garage; 10' for all other structures; No eave overhang in easement along front.</u> |
| Voting District <u>A</u> | Driveway Location Approval <u>CU</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).

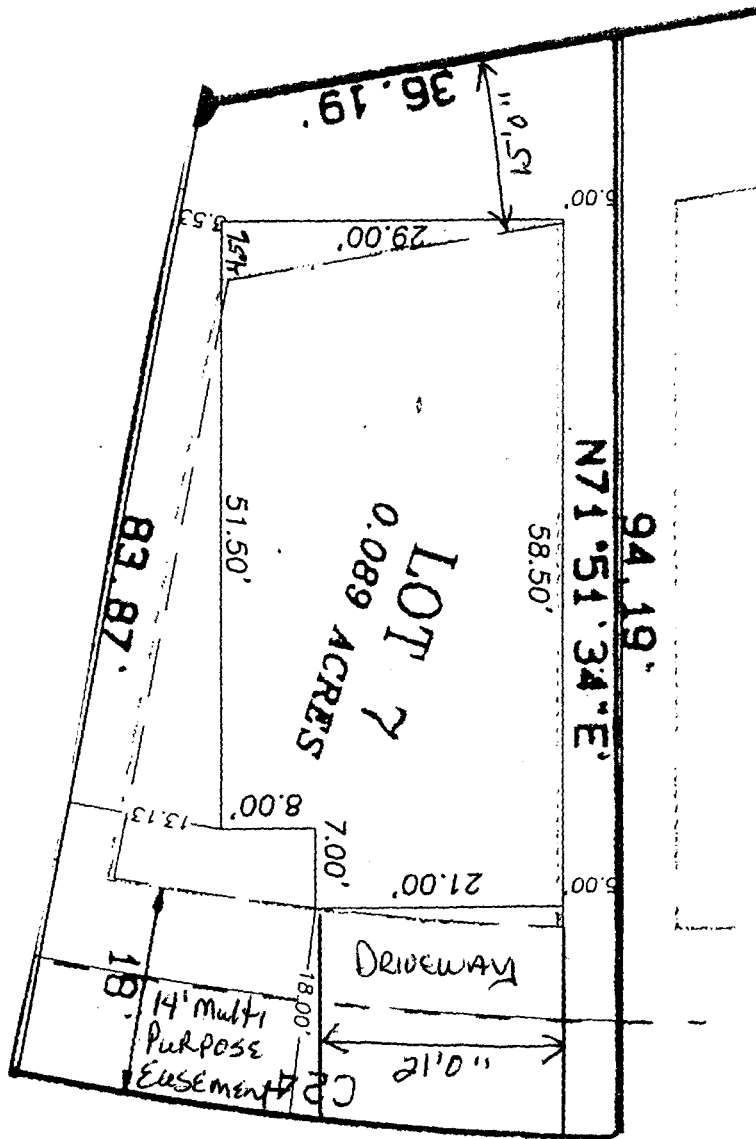
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Robert Dorsey Date 9-26-05
 Department Approval Santa J. Costello Date 9/28/05

| | |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ | W/O No. <u>18811</u> |
| Utility Accounting <u>Dobi Owendt</u> | Date <u>2/6/06</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)

West
↑



Yellow is
Bldg Envelope using
Set Backs

Green is the allowed
amendment area.

Drive
on
on
9/29/05

Front

401 1/2 Rockwood Lane
Parcel # 2945-174-35-015
Filing - 2 Block - 4 Lot - 8
Rockwood on the Ridges

ACCEPTED SLC 10/4/05
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.