

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 403 1/2 Rockwood Lane  
 Parcel No. 2945-174-35-013  
 Subdivision Rockwood on the Ridges  
 Filing 2 Block 4 Lot 5

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1740  
 Sq. Ft. of Lot / Parcel Approx 4260  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) Approx 2100  
 Height of Proposed Structure 24'8"

**OWNER INFORMATION:**

Name Muriel Seeley  
 Address 650 Terrace Dr  
 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 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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 18' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL Parking Requirement 2 DATE  
 Maximum Height of Structure(s) 25' Special Conditions \_\_\_\_\_  
 Voting District A Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials) TR

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 Bob Day Date 3-4-06  
 Department Approval M. Kathy Galder Date 3-10-06

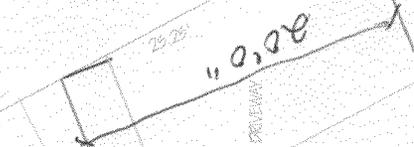
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18911  
 Utility Accounting Li Bensley Date 3/10/06

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)

3-7-06  
Name OK  
RATD

ROCKWOOD LANE

10' MULTIPURPOSE EASEMENT



SETBACK LINES

5'-10 5/8"

GARAGE

31.05' (0.58%)  
19' 1/2"

HOUSE

99.05'  
172.00' (0.4%)

4051/2 ROCKWOOD LANE  
 PARCEL # 2945-174-25-015  
 LOT # 5 BLOCK 4 ROCKWOOD ON THE BERRIES

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

*Handwritten signature*

5'-10 5/8"

10.00' (0.58%)  
19' 1/2"

SETBACK LINES

79.79'