

FEE \$ 10.00
 TCP \$ 1039.00
 SIF \$ ~~299~~
460.00

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

BLDG PERMIT NO. _____

Building Address 404.5 Rockwood Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-174-35-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1540
 Subdivision Rockwood on the Ridges Sq. Ft. of Lot / Parcel Approx 5890
 Filing 2 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Approx 2100
 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
 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 <input checked="" type="checkbox"/> NO _____
Side <u>N-20' S-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)

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

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18910

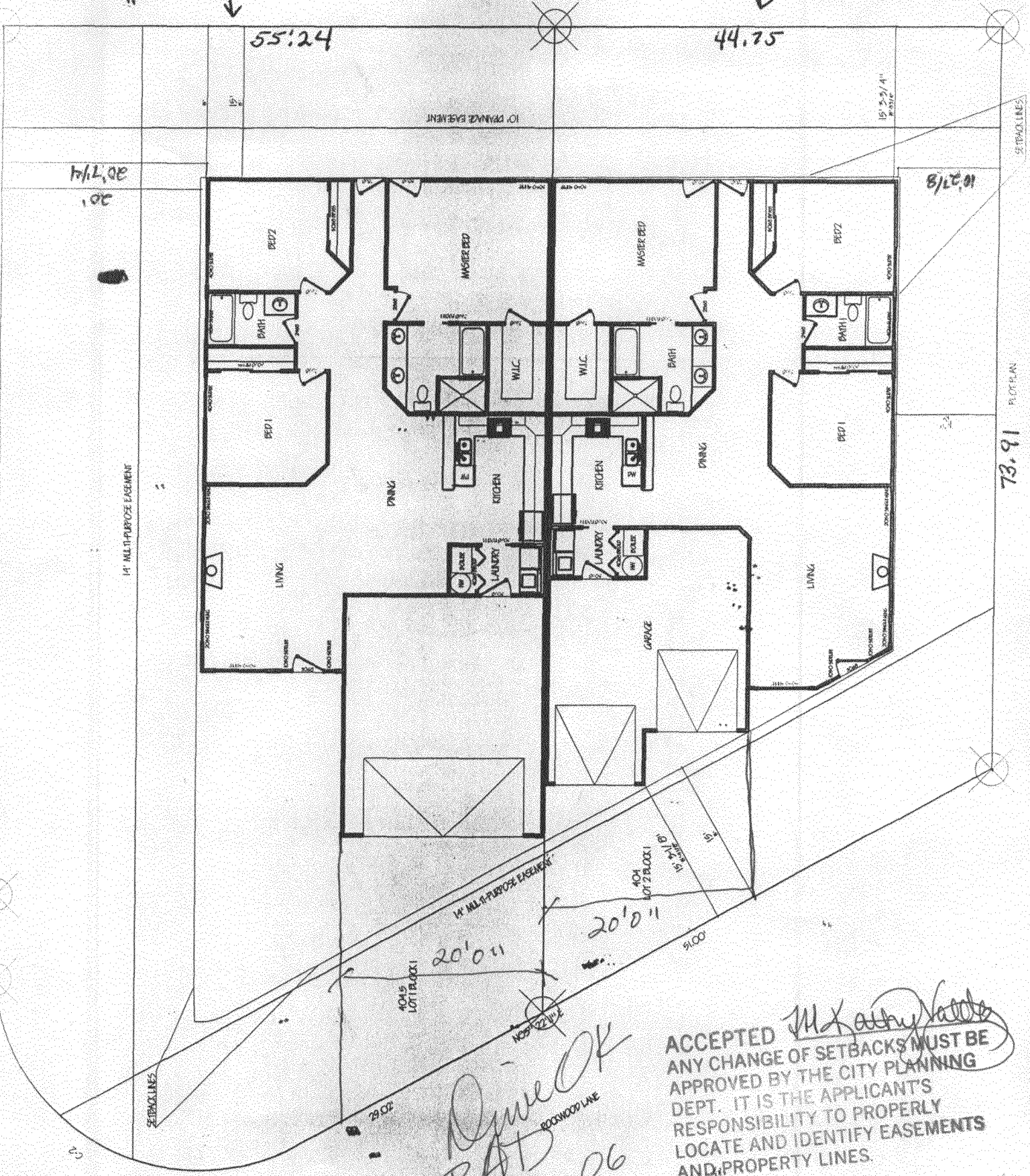
Utility Accounting C. Bensley Date 3/10/06

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)

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

26.98



Quick OK
 RAT
 3-7-06

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.

73.91
 FLOOR PLAN