

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

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

Building Address 177 Falcon Ridge Dr, Grand Jct Co  
 Parcel No. 2943-311-35-002  
 Subdivision O.M. Family Estates  
 Filing 1 Block \_\_\_\_\_ Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed APPRX 3100  
 Sq. Ft. of Lot / Parcel APPRX 17,160  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPRX 3650  
 Height of Proposed Structure 25'6"

**OWNER INFORMATION:**

Name DORSEY Custom Homes + Framing LLC  
 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 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 about the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>R-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>RD</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 Doney Date 7-27-08

Department Approval RD Lydi Reynolds Date 8/4/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>rd@cmsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/14/08</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)

11777' Faircorn Ridge Dr.  
(Ground: Dett, Co  
81155103

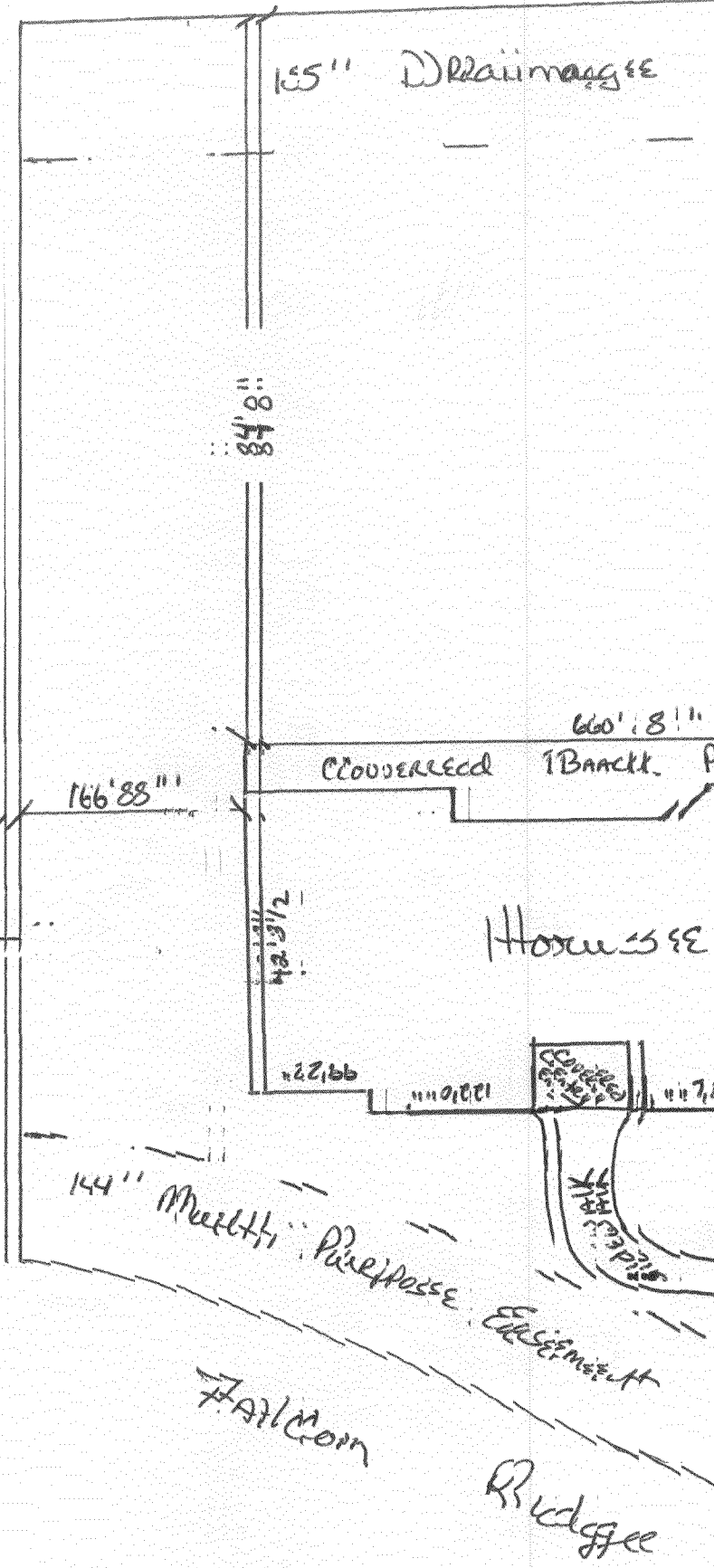
Lot # 22

10. MI. Family  
Esskette

TAX #

299433-3111-355-10022

147.88'



101.56acres  
Approx 1" = 20'