

FEE \$	5,00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

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

Building Address 407 Rockwood Ln.  
 Parcel No. 2945-174-35-010  
 Subdivision The Rockwood on the Ridges  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 2208 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 4,791  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface \_\_\_\_\_  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Scott Mai  
 Address 407 Rockwood Ln.  
 City / State / Grand Junction CO

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): remodel to basement

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / \_\_\_\_\_  
 Telephone 970-433-7921

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**NOTES:**

**PAID**  
**JUN 11 2010**  
**TB**

**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 PLANNING STAFF**

ZONE PD  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height of Structure(s) \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Maximum coverage of lot by structures \_\_\_\_\_  
 Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Parking Requirement No range allowed. May not be used as a  
 Special Conditions separate dwelling unit. Wet bar, sink, dishwasher, refrigerator are allowed.

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 [Signature] Date 6-11-10  
 Planning Approval [Signature] Date 6-11-10

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

Utility Accounting [Signature] Date 6/11/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)