

FEE \$	10.00
TCP \$	1,000.00
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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



Your Bridge to a Better Community

Building Address 2276 Autumn Ash

No. of Existing Bldgs 0 Proposed 1

Parcel No. 2945-014-57-003

Sq. Ft. of Existing Bldgs 0 Proposed 2500

Subdivision THE KNOLLS

Sq. Ft. of Lot / Parcel 12,630

Filing 6 Block 3 Lot 3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 19.75%

**OWNER INFORMATION:**

Name MONUMENT HOMES

**DESCRIPTION OF WORK & INTENDED USE:**

Address 603 28 1/4 Rd.

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

City / State / Zip GRAND JUNCTION, CO

**APPLICANT INFORMATION:**

Name MONUMENT HOMES

**\*TYPE OF HOME PROPOSED:**

Address 603 28 1/4 Rd.

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

City / State / Zip GRAND JUNCTION, CO

NOTES: \_\_\_\_\_

Telephone 234-7700

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>kh</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).

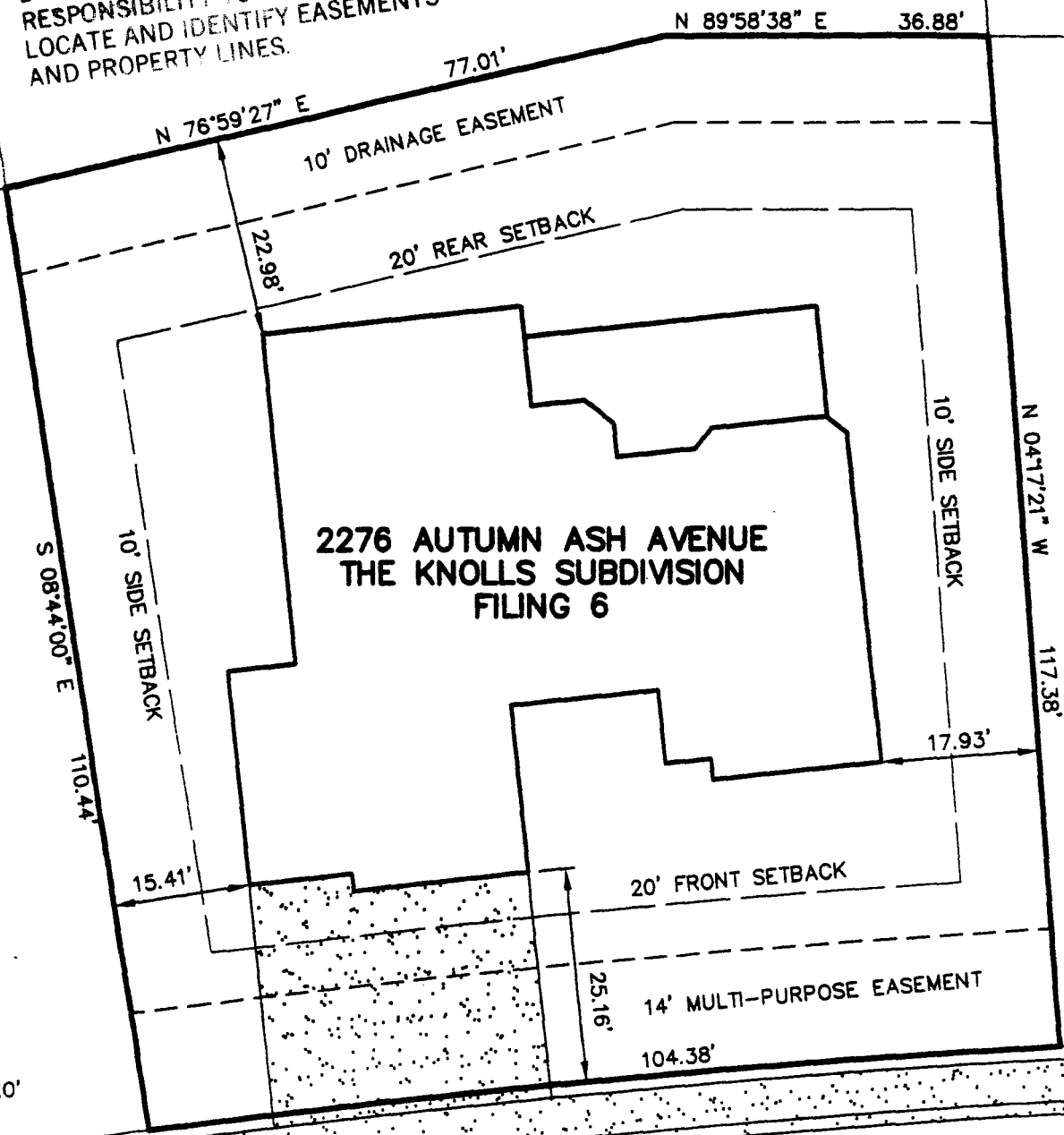
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date August 30, 2004

Department Approval NA Gayleen Henderson Date 9-2-04

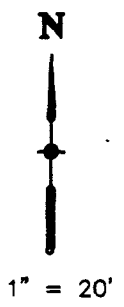
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17584</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-2-04</u>		

9-2-04 *Gayleen Handerson*  
ACCEPTED  
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.



LOT 4

LOT 2



AUTUMN ASH AVENUE

*drive  
ok  
in 8/31/04*