

FEE \$ 30.-  
 TCP \$ 292.-  
 SIF \$ 1500.-

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 3250 Woodgate Drive No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-014-59-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000  
 Subdivision The Knolls Sq. Ft. of Lot / Parcel 15000 + -  
 Filing 7 Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 20% + -  
 Height of Proposed Structure 30'

**OWNER INFORMATION:**

Name Monument Homes  
 Address 603 28 1/4  
 City / State / Zip GRAND Junction, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Monument Homes  
 Address 603 28 1/4  
 City / State / Zip GRAND Junction, CO 81506  
 Telephone 234-7700

**\*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 <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 _____	Driveway Location Approval <u>RAJ</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).

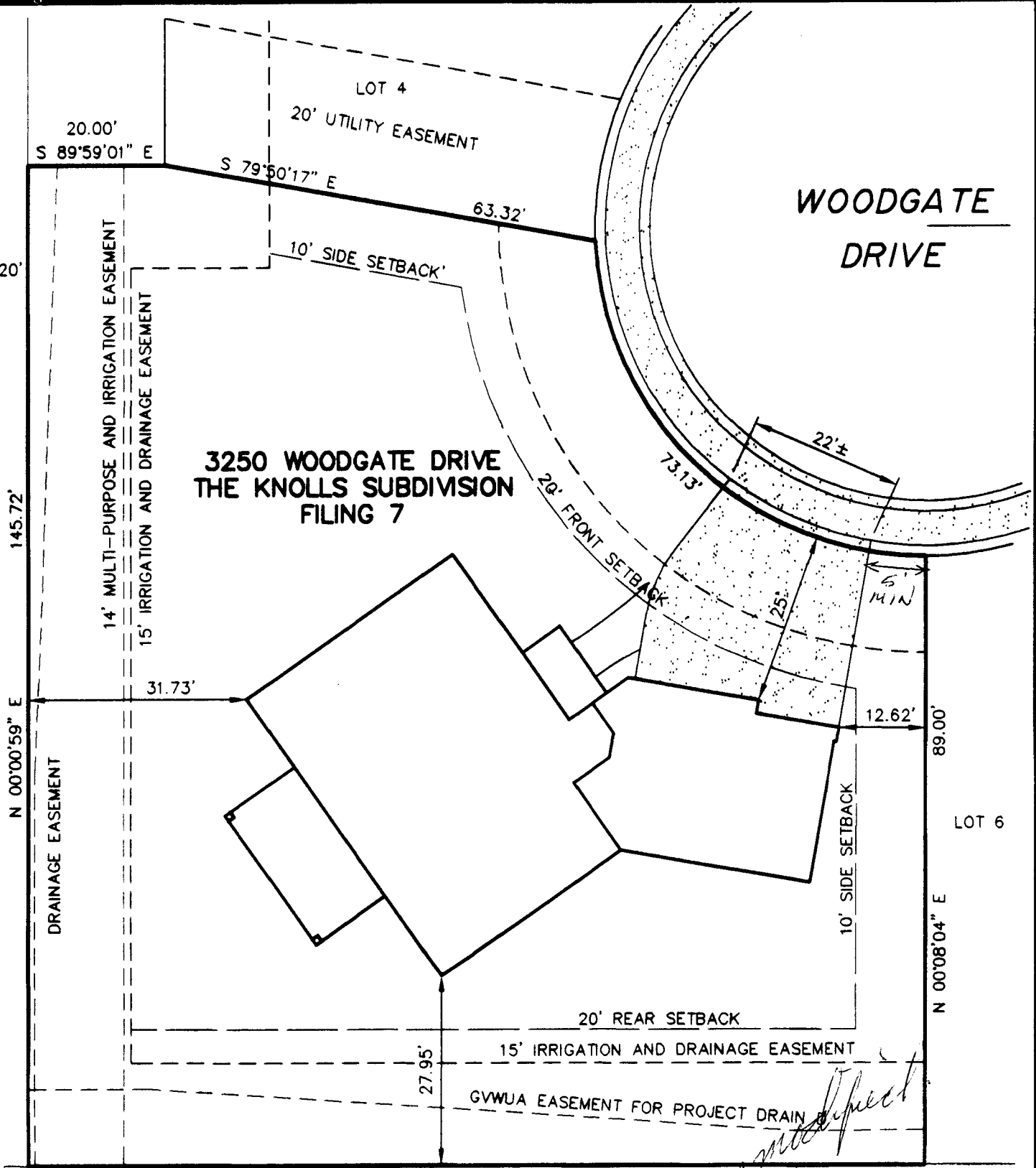
Applicant Signature [Signature] Date December 12, 2005  
 Department Approval [Signature] Date 12-21-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18696</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/21/05</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)



1" = 20'



**3250 WOODGATE DRIVE  
THE KNOLLS SUBDIVISION  
FILING 7**

**WOODGATE  
DRIVE**

20.00'  
S 89°59'01" E

S 79°50'17" E

63.32'

10' SIDE SETBACK'

14' MULTI-PURPOSE AND IRRIGATION EASEMENT

15' IRRIGATION AND DRAINAGE EASEMENT

145.72'

N 00°00'59" E

31.73'

DRAINAGE EASEMENT

20' FRONT SETBACK

73.13'

22'±

25'

6' MIN

89.00'

LOT 6

N 00°08'04" E

10' SIDE SETBACK

12.62'

20' REAR SETBACK

27.95'

15' IRRIGATION AND DRAINAGE EASEMENT

GVWUA EASEMENT FOR PROJECT DRAIN

N 89°51'56" W

130.00'

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. APPLICANTS  
RESPONSIBLE TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Done OK as noted  
Rick Davis  
12-16-05*

DATE: 10-13-05  
JOB NO. 4030.00-85