

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3255 WOODGATE DR.

No. of Existing Bldgs 0

No. Proposed 1

Parcel No. 2945-014-56-008-

Sq. Ft. of Existing Bldgs 0

Sq. Ft. Proposed 2500

Subdivision THE Knolls

Sq. Ft. of Lot / Parcel 17,000 +-

Filing 7 Block 1 Lot 4

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 20%+

Height of Proposed Structure _____

OWNER INFORMATION:

Name MONUMENT HOMES

DESCRIPTION OF WORK & INTENDED USE:

Address 603 28 1/4 rd.

New Single Family Home (*check type below)

City / State / Zip Grand Jct., CO 81506

Interior Remodel

Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name Monument Homes

***TYPE OF HOME PROPOSED:**

Address 603 28 1/4 rd.

Site Built

Manufactured Home (UBC)

City / State / Zip Grand Jct., CO 81506

Manufactured Home (HUD)

Other (please specify): _____

Telephone 234-7700

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 PD

Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 10' from PL Rear 20' from PL

Parking Requirement 2

Maximum Height of Structure(s) 32'

Special Conditions No fences Allowed in

Voting District D Driveway Location Approval _____

20' Utility easement

(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 June 30, 2005

Department Approval NA Gayleen Henderson

Date 7-22-05

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>18282</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/22/05</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)

7-22-05

ACCEPTED, *Gayleen Henderson*
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.

N



1" = 20'

S 89°51'56" E

116.16'

10' DRAINAGE EASEMENT

21.66'

20' REAR SETBACK

**3255 WOODGATE DRIVE
THE KNOLLS SUBDIVISION
FILING 7**

10' SIDE SETBACK

LOT 3

92.97'

21.63'

110.18'

15' IRRIGATION AND DRAINAGE EASEMENT

N 02°06'59" E

14.04'

N 00°08'04" E

S 00°00'59" W

21.13'

20' UTILITY EASEMENT

20' FRONT SETBACK

14' EASEMENT

87.36'

22' ±

5 MIN

S 79°50'17" E

63.32'

LOT 5

David A. Davis
6-2-05
WOODGATE DRIVE

DATE: 6-02-05
JOB NO. 4030.00-84