

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

3305  
 Building Address 3505 WOODGATE DRIVE  
 Parcel No. 2945-014-58-008 (008)  
 Subdivision THE Knolls  
 Filing 7 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500  
 Sq. Ft. of Lot / Parcel 17,000 + -  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 20% + -  
 Height of Proposed Structure 26' + -

**OWNER INFORMATION:**

Name MONUMENT Homes  
 Address 603 28 1/4 Rd.  
 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 Rd.  
 City / State / Zip G.J. COLORADO 81506  
 Telephone 234-7700

**\*TYPE OF HOME PROPOSED:**

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

NOTES: New Single Family

**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 <u>"D"</u>	Driveway Location Approval <u>[Signature]</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 May 31, 2005  
 Department Approval Gayleen Henderson Date 6-7-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18138</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/7/05</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)

S 89°51'56" E 130.00'

~~10'~~  
20' IRRIGATION EASEMENT

20' REAR SETBACK

3305 WOODGATE DRIVE  
THE KNOLLS SUBDIVISION  
FILING 7

*Handwritten:*  
6/16/05

10' SIDE SETBACK

10' SIDE SETBACK

S 00°08'04" W 118.00'

118.00'  
S 00°08'04" W

25'

30.96'

20' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

N 89°51'56" W 130.00'

WOODGATE DRIVE

LOT 1

6-7-05  
*Gayle W. Dean*  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



1" = 20'

LOT 3