

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 3470 WOODGATE DR.
 Parcel No. 2945-014-58-008
 Subdivision THE KNOLLS
 Filing 7 Block 2 Lot 2

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500+
 Sq. Ft. of Lot / Parcel 11,851
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 28%+-
 Height of Proposed Structure 25'+-

OWNER INFORMATION:

Name CHARLES SHRUM
 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 CHARLES SHRUM
 Address 603 28 1/4 Rd.
 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 <u>"D"</u> Driveway Location Approval <u>LM</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 June 6, 2005
 Department Approval [Signature] Date 6-9-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>18142</u>
Utility Accounting <u>[Signature]</u> Date <u>6/9/05</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)

WOODGATE DRIVE

N 89°58'38" E 121.91'

10' IRRIGATION EASEMENT

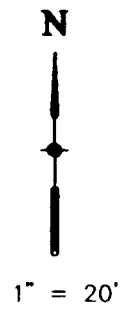
10.55'

25.14'

N 18°48'25" E
22.91'

15' GVDWA EASEMENT
FOR LATERAL 2C

S 00°01'22" E
35.04'



*drive
with
gates*

LOT 2, BLOCK 3
THE KNOLLS SUBDIVISION
FILING 7

S 01°04'57" W 53.73'
GVWUA EASEMENT
FOR PROJECT DRAIN D

26.72'
20' FRONT SETBACK

14' EASEMENT

10' SIDE SETBACK

S 66°11'17" E

20' REAR SETBACK
15' IRRIGATION AND DRAINAGE EASEMENT

S 28°45'02" W
42.75'

S 28°45'00" W

24.87'

93.42'

107.94'

10.04'

LOT 1

6-9-05
ACCEPTED *Gayleann Henderson*
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.

DATE: 5-05-05
JOB NO. 4030.00-81