

FEE \$	10.00
TCP \$	1500.00
SIF \$	200.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 3482 WOODGATE DRIVE No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-014-58-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3200
 Subdivision The Knolls Sq. Ft. of Lot / Parcel 12000 +/-
 Filing 6 Block 4 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 27%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name MONUMENT HOMES
 Address 603 28 1/4 rd.
 City / State / Zip 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 81506
 Telephone 234-7700

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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>0'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>30'</u>	Special Conditions _____		
Voting District <u>D</u>	Driveway Location Approval <u>TRAD</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 MARCH 26, 2005
 Department Approval BPC Jay Hall Date 3/29/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18009</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/29/05</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)

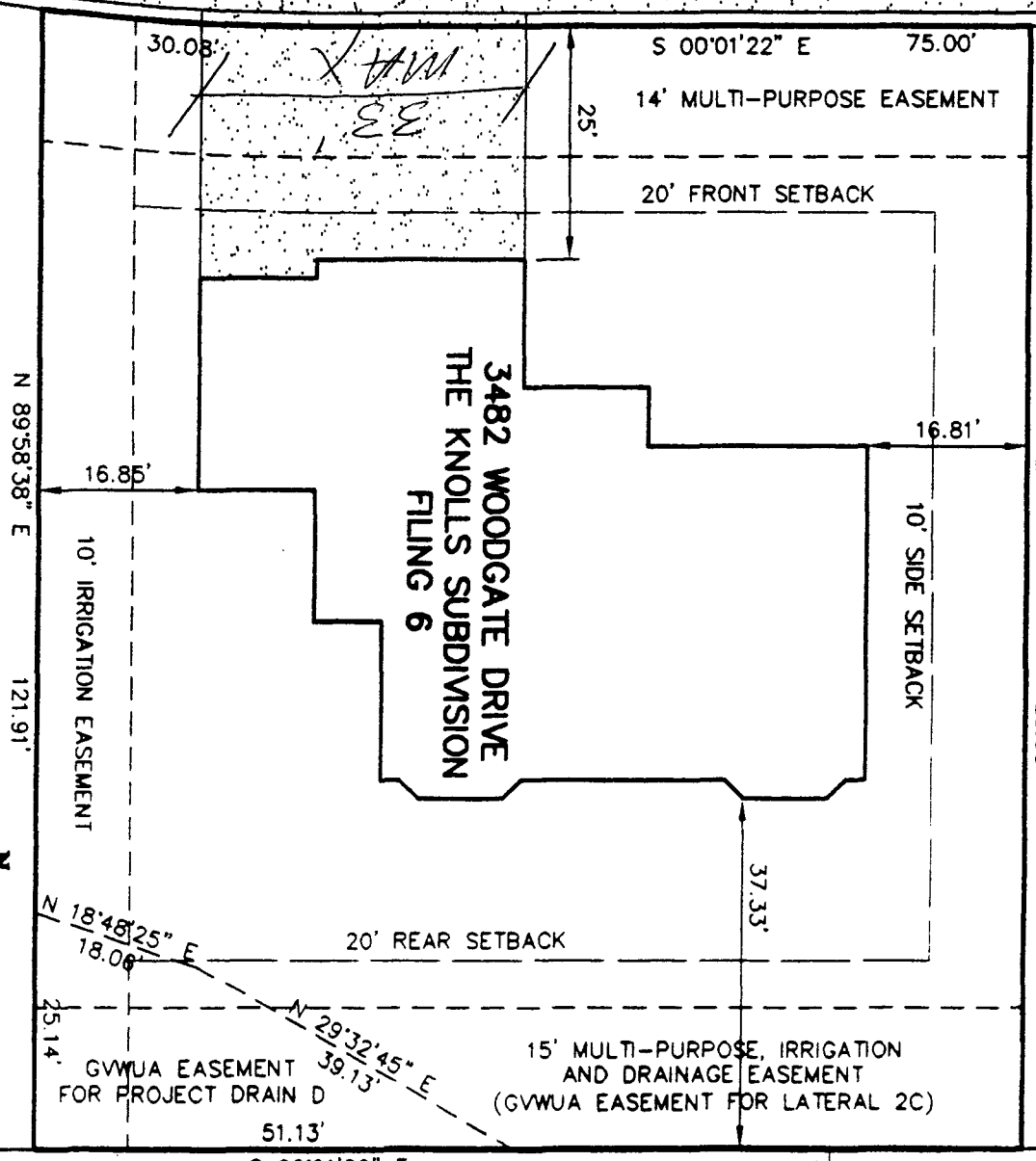
AUTUMN
ASH
AVENUE

LOT 5

3-25-05
Robert [unclear]

ACCEPTED *3/20/05*
Steve Hall
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

WOODGATE DRIVE



LOT 5



DATE: 2-25-05
JOB NO. 4030.00-75REV