

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 3530 WOODGATE
 Parcel No. 2945-014-58-003
 Subdivision THE Knolls
 Filing 6 Block 4 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4
 Sq. Ft. of Lot / Parcel 12,000 +-
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3000 +- 25%
 Height of Proposed Structure 26' +-

OWNER INFORMATION:

Name Monument Homes
 Address 603 28 1/4 Rd.
 City / State / Zip G.J. COLO 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 GRAND J. CO 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 _____ (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 April 30, 2005

Department Approval [Signature] Date 5-9-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18088</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/9/05</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)



1" = 20'

LOT 2

N 89°58'38" E 80.73'

WOODGATE DRIVE

N 41°16'00" E 27.46'

10' SIDE SETBACK

61.28'

20.33'

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

28'

drive
OK
LCC
5/9/05

3530 WOODGATE DRIVE
THE KNOLLS SUBDIVISION
FILING SIX

20' REAR SETBACK

15' MULTI-PURPOSE, IRRIGATION AND DRAINAGE EASEMENT
14' US WEST COMMUNICATIONS EASEMENT

S 00°01'22" E 115.00'

24.63'

S 00°01'22" E 23.41'

17.87'

1/2

12'

10' SIDE SETBACK

N 89°58'38" E 120.00'

5-9-05 *Gayle Anderson*
ACCEPTED

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.

LOT 4

DATE: 4-05-05
JOB NO. 4030.00-78