

FEE \$ 10⁰⁰
 TCP \$ 1539
 SIF \$ 460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

2311 Payler Henderson

Building Address 2231 FAIRWOOD PLACE
 Parcel No. 2945-014-57-006
 Subdivision The Knolls
 Filing 6 Block 3 Lot 6

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) 29%
 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 GRAND JUNCTION, CO 81506
 Telephone 234-7700

***TYPE OF HOME PROPOSED:**

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

NOTES: New Single Family Home.

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 NO
 Side 10 from PL Rear 20 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 32' Special Conditions _____
 Voting District D Driveway Location Approval GH (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 July 28, 2006

Department Approval [Signature] Date 8-3-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19358</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/3/06</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)

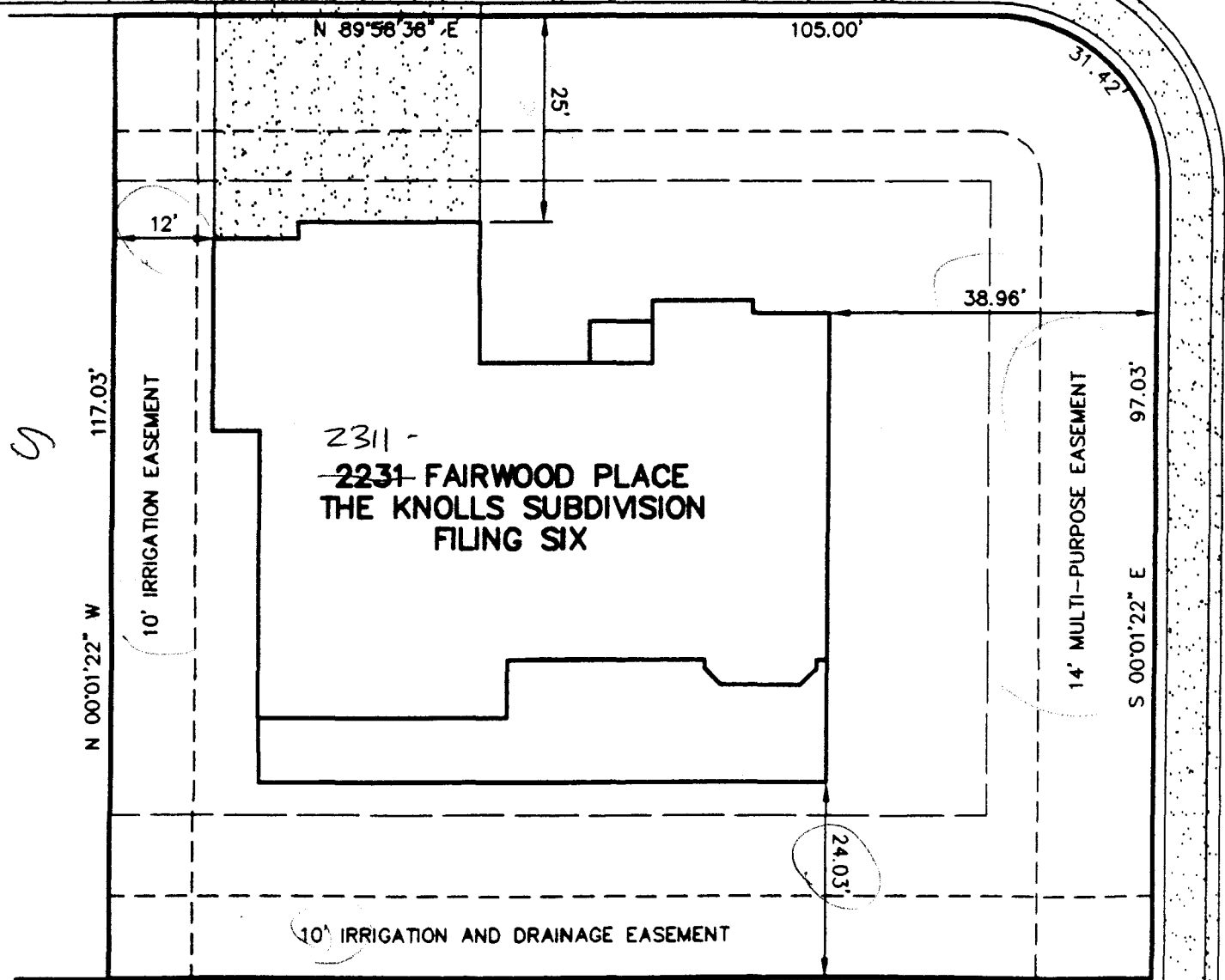
8-3-06
Bayless
Henderson

ACCEPTED *KK*
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.

FAIRWOOD PLACE

width?
25'

DRIVE OK
4/8/06



2311 -
~~2231~~ FAIRWOOD PLACE
THE KNOLLS SUBDIVISION
FILING SIX

WOODGATE DRIVE



SCALE: 1" = 20'

DATE: 7-10-06
JOB NO. 4030.00-7E

LOT 4

LOT 5