

FEE \$	10.00
TCP \$	1539.00
SIF \$	292.00 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 3274 Woodgate Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-014-59-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500
 Subdivision The Knolls Sq. Ft. of Lot / Parcel 12000+-
 Filing 7 Block 1 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3500+- 30%
 Height of Proposed Structure 32'

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. 81506
 City / State / Zip GRAND JUNCTION, CO
 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 <u>X</u> NO _____
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>RAD</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 29, 2006
 Department Approval [Signature] Date 4-6-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18999</u>
Utility Accounting <u>Kate Gelsberg</u>	Date <u>4/6/06</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)

WOODGATE DRIVE

N
1" = 20'

LOT 4

LOT 5

27 1/2 ROAD

N 89°51'56" W 46.99'

14' MULTI-PURPOSE EASEMENT

N 00°08'04" E 89.00'

3274 WOODGATE DRIVE
THE KNOLLS SUBDIVISION
FILING #7

LOT 7

S 00°08'04" W 115.00'

17.47'

15' IRRIGATION AND DRAINAGE EASEMENT

29.62'

GVMUA EASEMENT FOR PROJECT DRAIN D

N 89°51'56" W 100.47'

*Final OK
RAT
3-31-06*

4-6-06
ACCEPTED NA *Kathy Wade*
NOTICE OF SETBACKS MUST BE
FILED WITH THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

DATE: 3-08-06
JOB NO. 4030.00-91