

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

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

BLDG PERMIT NO. _____

Building Address 3332 Woodgate DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-014-59-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3500
 Subdivision The Knolls Sq. Ft. of Lot / Parcel 12000+-
 Filing 7 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 21%+-
 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.
 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.

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 _____	Location Approval <u>UM</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 February 20, 2006
 Department Approval NA X Kathy Valdez Date _____

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. <u>18858</u>
Utility Accounting <u>[Signature]</u> Date <u>2/23/06</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)

BRIAR RIDGE WY

WOODGATE DRIVE

ACCEPTED NA *Xanthopoulos*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPT. PLANNING DEPT. PLANNING
KEEP RECORDS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

32' Max

N 89°51'56" W
39'
34.87'

100.00'

25.00'

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

14.20'

*Drive
etc
see
2/21/06*

115.00'

LOT 10

3332 WOODGATE DRIVE
THE KNOLLS SUBDIVISION
FILING 7

1" = 20'



LOT 8

S 00°08'04" W
115.00'

10' SIDE SETBACK

10' SIDE SETBACK

S 00°08'04" W
115.00'

14.47'

20' REAR SETBACK

32.33'

15' IRRIGATION AND DRAINAGE EASEMENT

GVWUA EASEMENT

N 39°51'56" W

100.00'

DATE: 1-15-06
JOB NO. 4030.00-95