

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 3350 WOODGATE DRIVE
 Parcel No. 2945-014-59-010
 Subdivision THE KNOLLS
 Filing 7 Block 1 Lot 10

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2200
 Sq. Ft. of Lot / Parcel 12000 +/-
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 12%
 Height of Proposed Structure 31' +/-

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 <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 <u>[Signature]</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 September 12, 2006
 Department Approval [Signature] Date 9/18/06 9/18/06 9/28/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19524</u>
Utility Accounting <u>[Signature]</u> Date <u>9/28/06</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
WAY

9/28/06

[Signature]

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

WOODGATE DRIVE

approved as
noted
9/18/06 by *[Signature]*

N 89°51'56" W

100.00'

N

1" = 20'

35.67'

32' max

14' MULTI-PURPOSE EASEMENT

25.00'

20' FRONT SETBACK

11.57'

115.00'

3350 WOODGATE DRIVE
THE KNOLLS SUBDIVISION
FILING 7

LOT 9

LOT 11

S 00°08'04" W

11.43'

10' SIDE SETBACK

43.00'

10' SIDE SETBACK

S 00°08'04" W

20' REAR SETBACK

15' IRRIGATION AND DRAINAGE EASEMENT

GVMUA EASEMENT

N 89°51'56" W

100.00'

DATE: 8-18-06
JOB NO. 4030.00-97