

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 3383 Woodgate Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-014-61-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500+-
 Subdivision The Knolls Sq. Ft. of Lot / Parcel 12,000+-
 Filing 7 Block 3 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 35%+-
 Height of Proposed Structure 32'+-

OWNER INFORMATION:

Name Monument Homes
 Address 603 28 1/4 Rd.
 City / State / Zip G.J., 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 <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>JPR/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 12/21/06
 Department Approval JPR Wendy Spruiell Date 12/28/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19852</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/28/06</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)

12D *for Wendy Sperry 12/28/06*
SETBACKS MUST BE
PLANNING

AND IDENTIFY EASEMENTS $N 84^{\circ}39'37'' E$
AND PROPERTY LINES

110.50'

10' IRRIGATION AND

20.14'

DRAINAGE EASEMENT

20' REAR SETBACK

19.44'

112.78'

10' SIDE SETBACK

3383 WOODGATE DRIVE
THE KNOLLS SUBDIVISION
FILING 7

123.32'

LOT 3

LOT 1

19.44'

$N 00^{\circ}08'04'' E$

10' SIDE SETBACK

$N 00^{\circ}08'04'' E$

*Done OK
5/10/06*

25.00'

20' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

30'

$N 89^{\circ}51'56'' W$

110.00'

WOODGATE DRIVE

LOT 11

LOT 12

LOT 13

DATE: 12-06-06
JOB NO. 4030.00-98