

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 3407 Woodgate Drive  
 Parcel No. 2945-014-61-003  
 Subdivision The Knolls  
 Filing 7 Block 3 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3000  
 Sq. Ft. of Lot / Parcel 15,000+-  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 21  
 Height of Proposed Structure \_\_\_\_\_

**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 Jct, 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>[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 MAY 4, 2006  
 Department Approval [Signature] Date 5-23-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19108</u>
Utility Accounting	<u>Marshall Cole</u>	Date <u>5/23/06</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)

N



1" = 20'

KNOLLS SUBDIVISION, FILING 6

S.D. *Adam Olse* 5/23/06  
 ACCEPTED  
 ANY CHANGES TO THIS PLAN MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT AND THE  
 LOCAL HEALTH DEPARTMENT  
 AND PROPERTY TAXES

N 81°17'19" E  
26.28'

N 84°39'37" E 84.50'

10' EASEMENT

20' REAR SETBACK

10' SIDE SETBACK

45.53'

17.68'

LOT 4

LOT 2

N 00°08'04" E 123.32'

10' SIDE SETBACK

N 04°04'13" W 135.08'

3407 WOODGATE DRIVE  
THE KNOLLS SUB., F.#7

19.44'

21.31'

20' FRONT SETBACK

32.00'

23.00'

14' MULTI-PURPOSE EASEMENT

N 89°51'56" W 103.47'

WOODGATE DRIVE

*OK*  
*5-11-06*

DATE: 03-21-06  
JOB NO. 4030.00-92