

FEE \$	1000/
TCP \$	1539.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 3430 Woodgate Dr
 Parcel No. 2945-014-59-015
 Subdivision The Knolls
 Filing 7 Block 1 Lot 15

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2600
 Sq. Ft. of Lot / Parcel 12000 +/-
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 45% +/-
 Height of Proposed Structure 28' +/-

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 G. J., 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% TO</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 November 30, 2006
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>19774</u>
Utility Accounting	Date <u>12-12-06</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)

LOT 14

WOODGATE DRIVE

5' MIN

S 21°29'53" E 109.92'

10' SIDE SETBACK

3430 WOODGATE DRIVE
THE KNOLLS SUBDIVISION
FILING SEVEN

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

10' SIDE SETBACK

N 43°10'48" W

116.24'

20' REAR SETBACK
15' IRRIGATION AND DRAINAGE EASEMENT

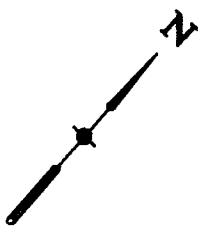
S 61°21'40" W

GWUA EASEMENT

122.08'

ACCEPTED BY
DATE
LOCATE ALL EASEMENTS
AND PROPERTY LINES.

Judith Foss
12/12/06



1" = 20'

*Dave OK
as modified
RAD
12-1-06*