

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____ *pl*

Building Address 3376 Woodgate Dr.
 Parcel No. 2945-014-55-011
 Subdivision Knolls Sub
 Filing 7 Block 1 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3461
 Sq. Ft. of Lot / Parcel 34 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure New Res Construction

OWNER INFORMATION:

Name Mount Land
 Address 2526 West Pinion
 City / State / Zip GS CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Mount Homes
 Address 2526 West Pinion
 City / State / Zip GS CO 81505
 Telephone 970-261-7446

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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>SH</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 Roger Isaac Date 10/4/07
 Department Approval Ed Paul Hornbeck Date 10/10/07

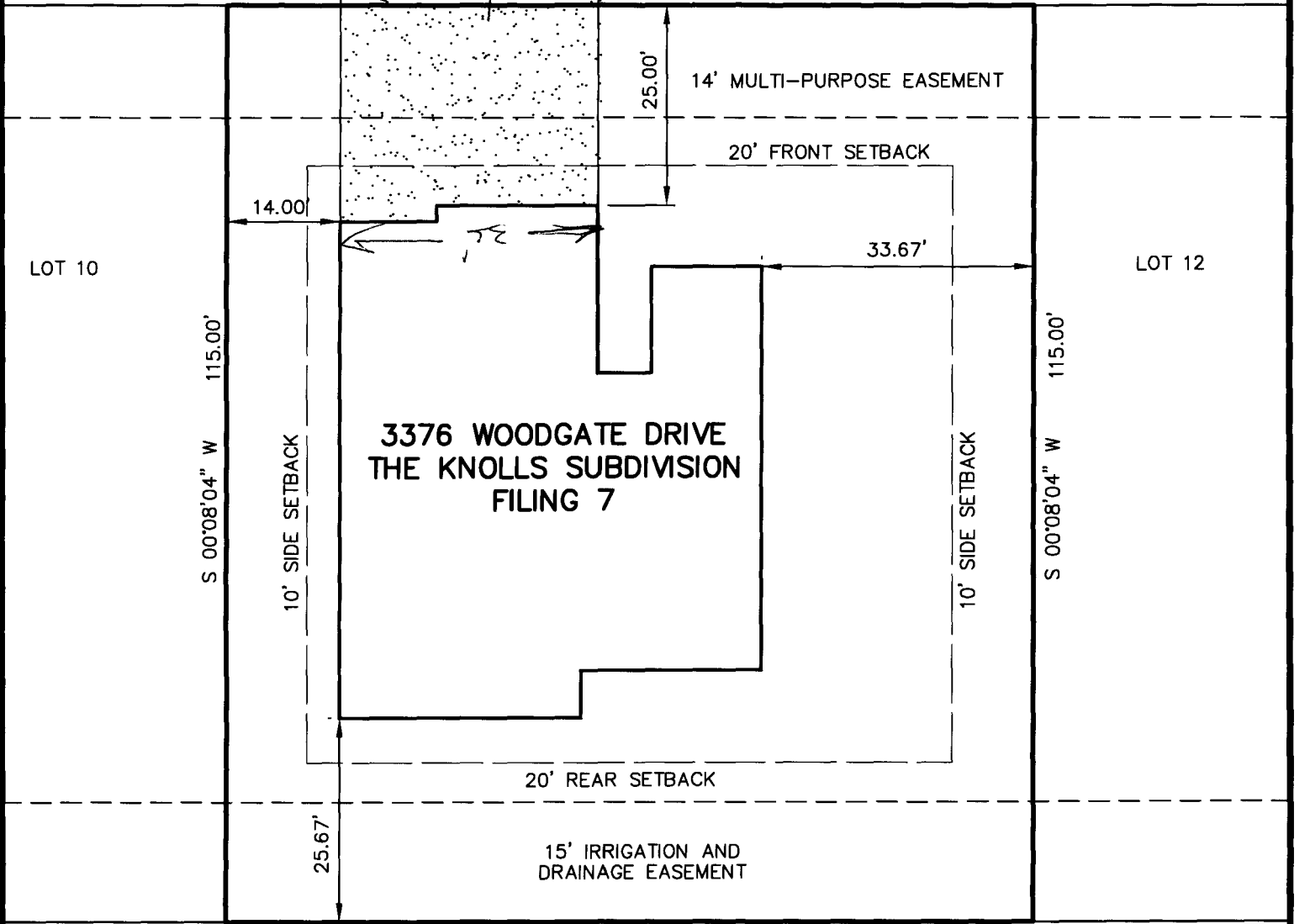
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>206081</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-10-07</u>

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)

WOODGATE DRIVE

Driveway OK
Gaylen Henderson

SZ



LOT 10

LOT 12

S 00°08'04" W 115.00'

S 00°08'04" W 115.00'

10' SIDE SETBACK

10' SIDE SETBACK

3376 WOODGATE DRIVE
THE KNOLLS SUBDIVISION
FILING 7

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

20' REAR SETBACK

15' IRRIGATION AND
DRAINAGE EASEMENT

N 89°51'56" E

100.00'

214



1" = 20'

DATE: 10-04-07
JOB NO. 4030.00-94