

PH

FEE \$ 10. <sup>00</sup>
TCP \$ 1589. <sup>00</sup>
SIF \$ 460. <sup>00</sup>

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 3400 Woodgate Dr.  
 Parcel No. 2945-014-59-013  
 Subdivision Knolls Sub  
 Filing 7 Block 1 Lot 13

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2542  
 Sq. Ft. of Lot / Parcel ~~0.26~~ .26 AC  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Moument Land  
 Address 2526 West Pinion  
 City / State / Zip GJ CO 81505

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

**APPLICANT INFORMATION:**

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

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

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 <u>A</u> NO _____		
Side <u>10</u> <del>10</del> 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>JAP on JK.</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 Royce Sisac Date 7/30/07  
 Department Approval Judson A. Farris Date 8/2/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20522</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/2/07</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

*2/1/07*  
*2/1/07*

N 89°51'56" W 100.00'  
14' MULTI-PURPOSE EASEMENT

23'

10.25'

115.00'  
10.25'

10' SIDE SETBACK

10' SIDE SETBACK

LOT 12

LOT 14

3400 WOODGATE DRIVE  
THE KNOLLS SUBDIVISION  
FILING SEVEN

S 00°08'04" W

S 00°08'04" W

20' FRONT SETBACK

15' IRRIGATION AND

DRAINAGE EASEMENT

GVWUA EASEMENT

24.67'



1" = 20'

N 89°51'56" W 100.00'

ACCEPTED *Judith Rose 8/2/07*  
ANY CHANGE IN SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

DATE: 6-26-07  
JOB NO. 4030.00-101