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

BLDG PERMIT NO. 109877-6560

Building Address 3407 Woodgate Dr.  
 Parcel No. 2945-014-61-003  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 160  
 Sq. Ft. of Lot / Parcel .3 Ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Shawna & Scott Allmon  
 Address 3407 Woodgate Dr.  
 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): Shed

**APPLICANT INFORMATION:**

Name Same as above  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-216-7117

**\*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>10/5'</u> from PL Rear <u>40' 20/10'</u> from PL	Parking Requirement <u>✓</u>		
Maximum Height of Structure(s) <u>32</u>	Special Conditions _____		
Voting District _____	Driveway _____		
	Location Approval _____ (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 Shawna & Allmon Date 5-1-07  
 Department Approval Wendy Spurr Date 5/1/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>No Change Sewer/Water</u>
Utility Accounting <u>[Signature]</u> Date <u>5-1-07</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 DR



2395 AUTUMN ASH AVE

3448 WOODGATE DR

01

3407 WOODGATE DR

01

2277 AUTUMN ASH AVE

100

WALK

DRIVEWAY

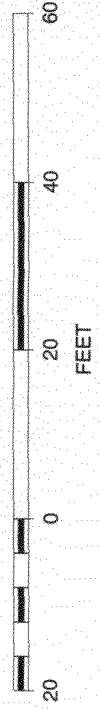
01

S  
5' 10 1/2'

3383 WOODGATE DR

2246 AUTUMN ASH AVE

SCALE 1 : 270



FEET