

FEE \$	10
TCP \$	2554
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 2313 Autumn Ash Ave No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-014-56-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2403
 Subdivision Kroll's Sub Sq. Ft. of Lot / Parcel .30 AC 13068
 Filing 6 Block 2 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3700 + 750 = 4450 34%
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Monument Land
 Address 2526 West Pinjon
 City / State / Zip GS CO 81505

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

APPLICANT INFORMATION:

Name Monument Homes
 Address 2526 West Pinjon
 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): 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 <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>33'</u>	Special Conditions _____		
Voting District <u>D</u>	Driveway Location Approval <u>PD</u> (Engineer's Initials)	PAID JUL 31 2008 FB	

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 Sisk Date 5-10-08
 Department Approval PD Paul Deambel Date 7/25/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21147</u>
Utility Accounting <u>T. Beasley</u>	Date <u>7/31/08</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)

AUTUMN ASH AVENUE

*DRIVEWAY OK
for 4/18/08*

ACCEPTED *PO [Signature]*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



1" = 20'

LOT 4

68

S 00°01'22" E 110.00'

10' SIDE SETBACK

2313 AUTUMN ASH AVENUE
THE KNOLLS SUBDIVISION
FILING SIX

87

20' REAR SETBACK

10' IRRIGATION AND DRAINAGE EASEMENT

N 89°58'38" E

114.08'

20' FRONT SETBACK

S 89°58'38" W 106.44'
14' MULTI-PURPOSE EASEMENT
30'

20' FRONT SETBACK

20' FRONT SETBACK

49.01'

S 00°01'22" E

47.91'

S 45°01'22" E 19.18'

WOODGATE DRIVE

DATE 4-21-08
JOB NO. 4030.00-105