

FEE \$	10
TCP \$	1589
SIF \$	460

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

BLDG PERMIT NO. _____

Building Address 3388 Woodbine Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-014-59-012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2623 S.F.
 Subdivision Knolls Sub Sq. Ft. of Lot / Parcel .26 AC
 Filing 7 Block F# Lot 12A Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name Moument Land
 Address 2526 West Pinion
 City / State / Zip ES 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 ES 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 <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>PH</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 Sism Date 1-10-08

Department Approval PH Pat Dunlap Date 1/11/08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O NO <u>14835</u>
Utility Accounting <u>Manuel Cole</u>	Date <u>1/11/08</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)

LOT 1

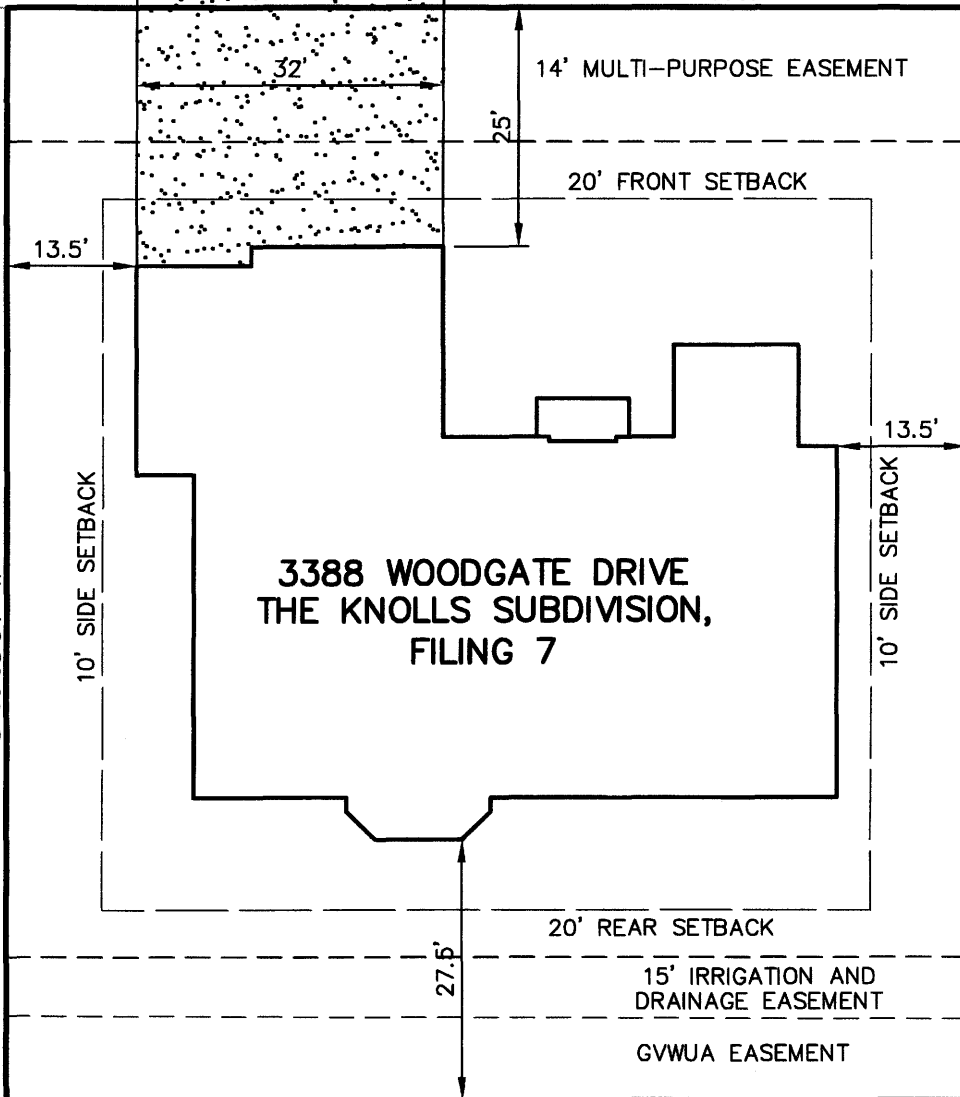
LOT 2

LOT 3

WOODGATE DRIVE

Drive OK PH

N 89°51'56" W 100.00'



**3388 WOODGATE DRIVE
THE KNOLLS SUBDIVISION,
FILING 7**

LOT 13



1" = 20'

N 89°51'56" W 100.00'

ACCEPTED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1/1/08

DATE: 11-09-07
JOB NO. 4030.00-103