

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

BLDG PERMIT NO.

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Public Works & Planning Department

Building Address 3281 Woodgate
 Parcel No. 2945-014-59-003
 Subdivision Knolls
 Filing 7 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2375
 Sq. Ft. of Lot / Parcel 14,746.84
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3879
 Height of Proposed Structure 20'

OWNER INFORMATION:
 Name Monument Homes
 Address 2526 W Pinyon
 City / State / Grand Jct Co 81726

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

APPLICANT INFORMATION:
 Name Monument Homes
 Address 2526 W Pinyon
 City / State / Grand Jct Co
 Telephone 970 263 4022

***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 PLANNING STAFF			
ZONE	<u>PO</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
Maximum Height of Structure(s)	<u>32'</u>	Floodplain Certificate Required:	YES _____ NO <u>X</u>
Voting District	<u>D</u>	Parking Requirement	<u>2</u>
Driveway Location Approval	<u>PO</u>	Special Conditions	_____
(Engineer's Initials)			

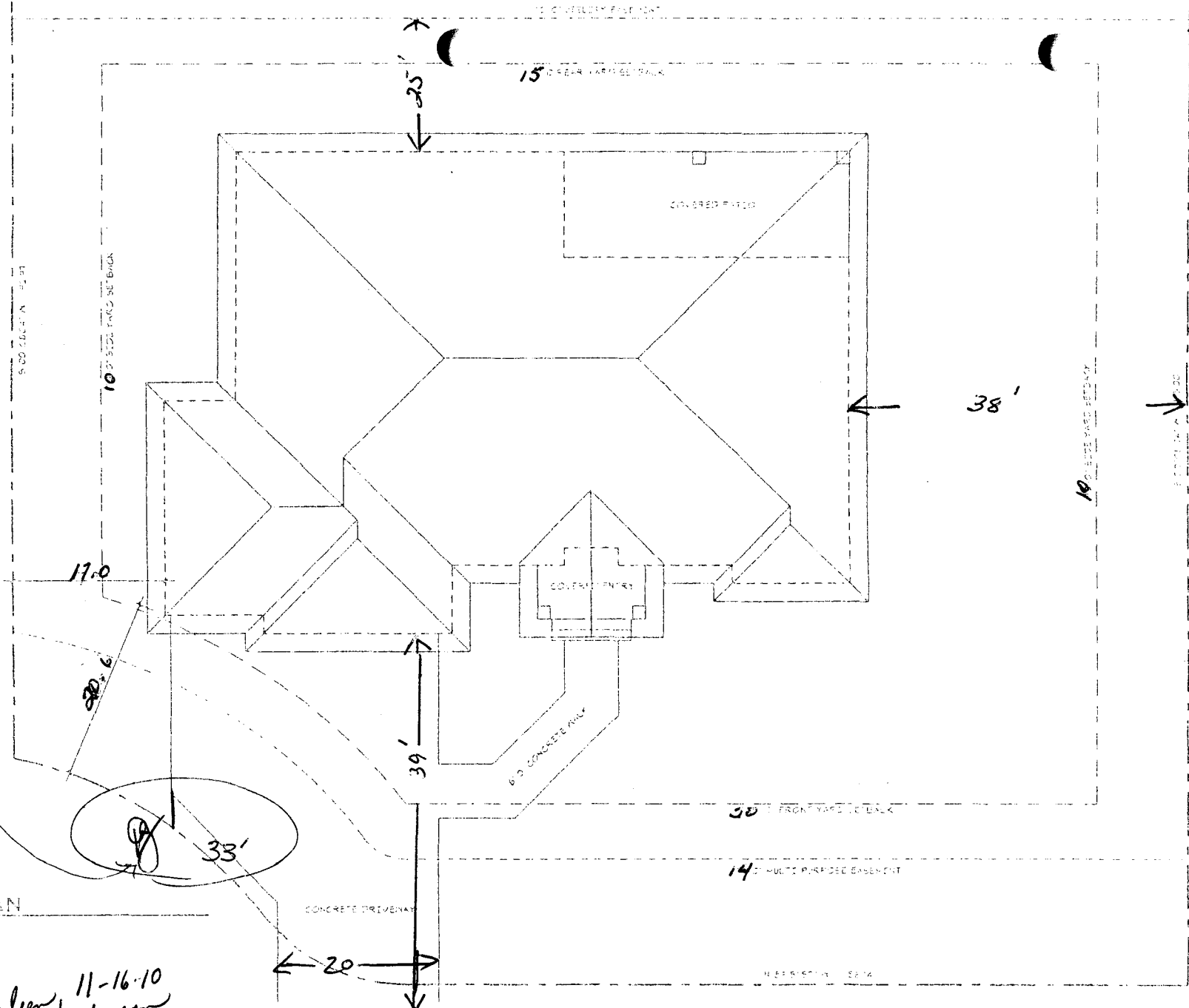
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 [Signature] Date 11-12-10
 Planning Approval PO Gaylen Henderson Date 11-16-10

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No.	<u>21800</u>
Utility Accounting	<u>[Signature]</u>		Date	<u>11-16-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



*Amended 12/20/10
4B*



SITE PLAN

1/6/11/10

33'

CONCRETE DRIVEWAY
20'

*Driveway OK
Pat 11/15/10*

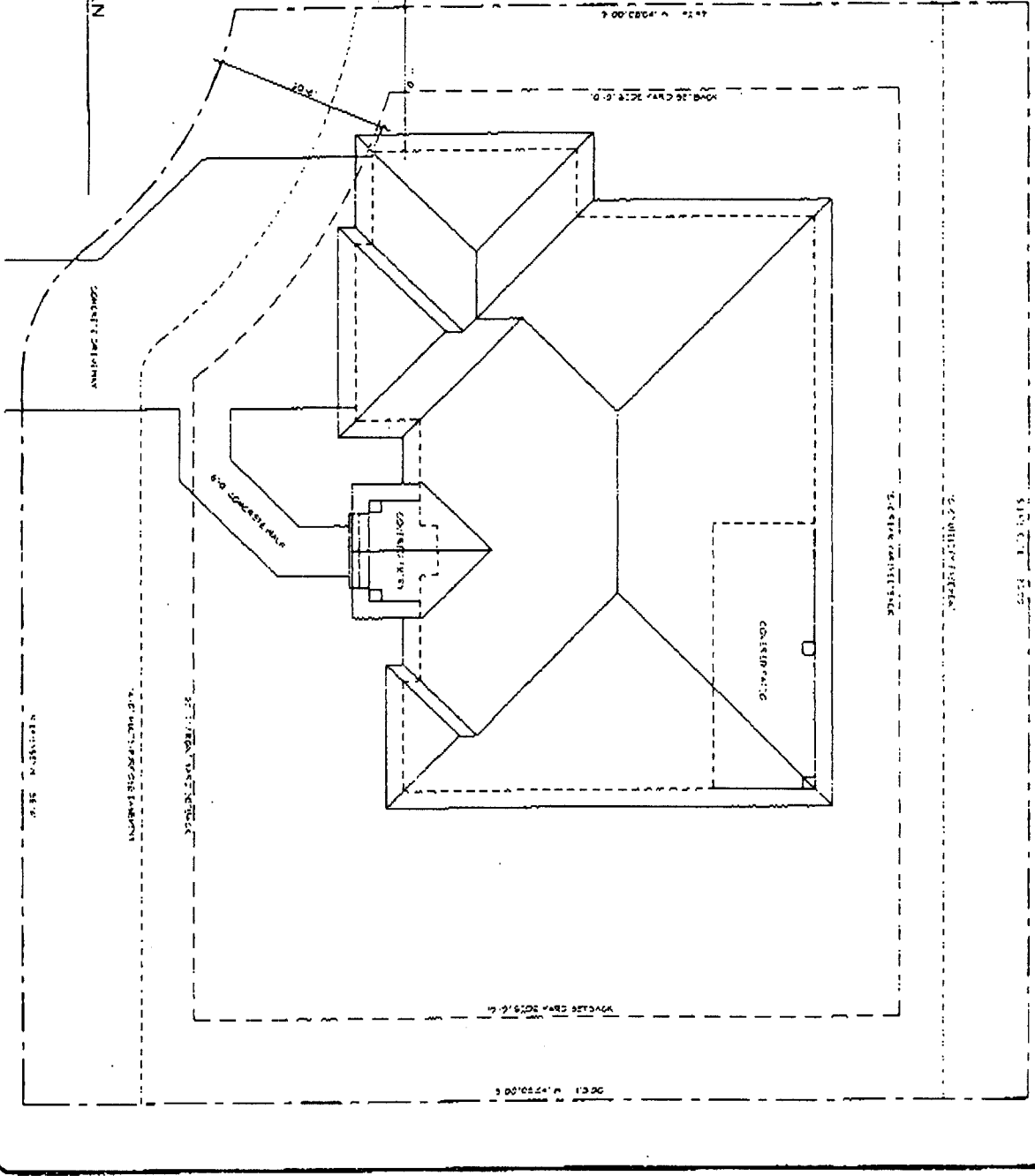
ACCEPTED PD *Raylan Henderson 11-16-10*

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 ADJACENT PROPERTIES.

11/15/10 11/15/10



SITE PLAN





 OS ROSSON - MONUMENTAL, INC.

 728 28th Street, Parkersburg, West Virginia 26101

 (304) 782-1100 • (304) 782-1101 • www.osrosson.com



 FROM-MONUMENT HOMES

 8334 WEST PARKWAY AVENUE

 GRAND JUNCTION, CO 81508

 970.623.4045

3281 WOODGATE DRIVE
THE KNOTLS - LOT 3, BLOCK 1
GRAND JUNCTION, COLORADO

SHEET NO. **A0.1**
Site Plan
South Elev
Wall Sect

