

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. U1890

SIF 292⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT 011-86019

BLDG ADDRESS 3695 RIDGE TAX SCHEDULE NO. 2945-012-87-0067
SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3932 1/4
FILING 1 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER BOB KNAPPLE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT MONUMENT HOMES USE OF EXISTING BLDGS RESIDENTIAL
(2) ADDRESS 759 HORIZON DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 2434890 SINGLE FAMILY CONSTR

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 35%
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 7' from PL Rear 30' from PL
Maximum Height 30'
CENS.T. 10 T.ZONE 21 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 [Signature] Date 9/8
Department Approval [Signature] Date 9/8/97

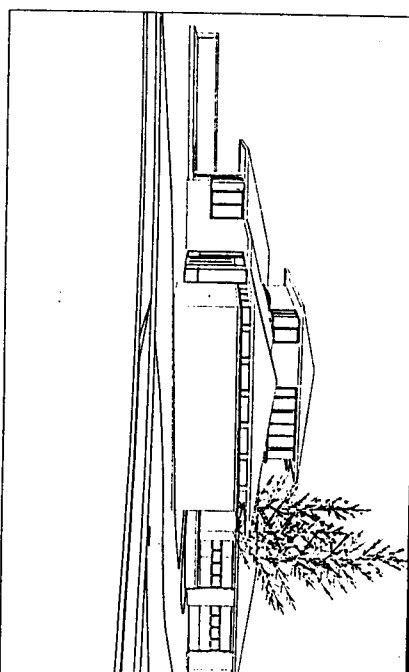
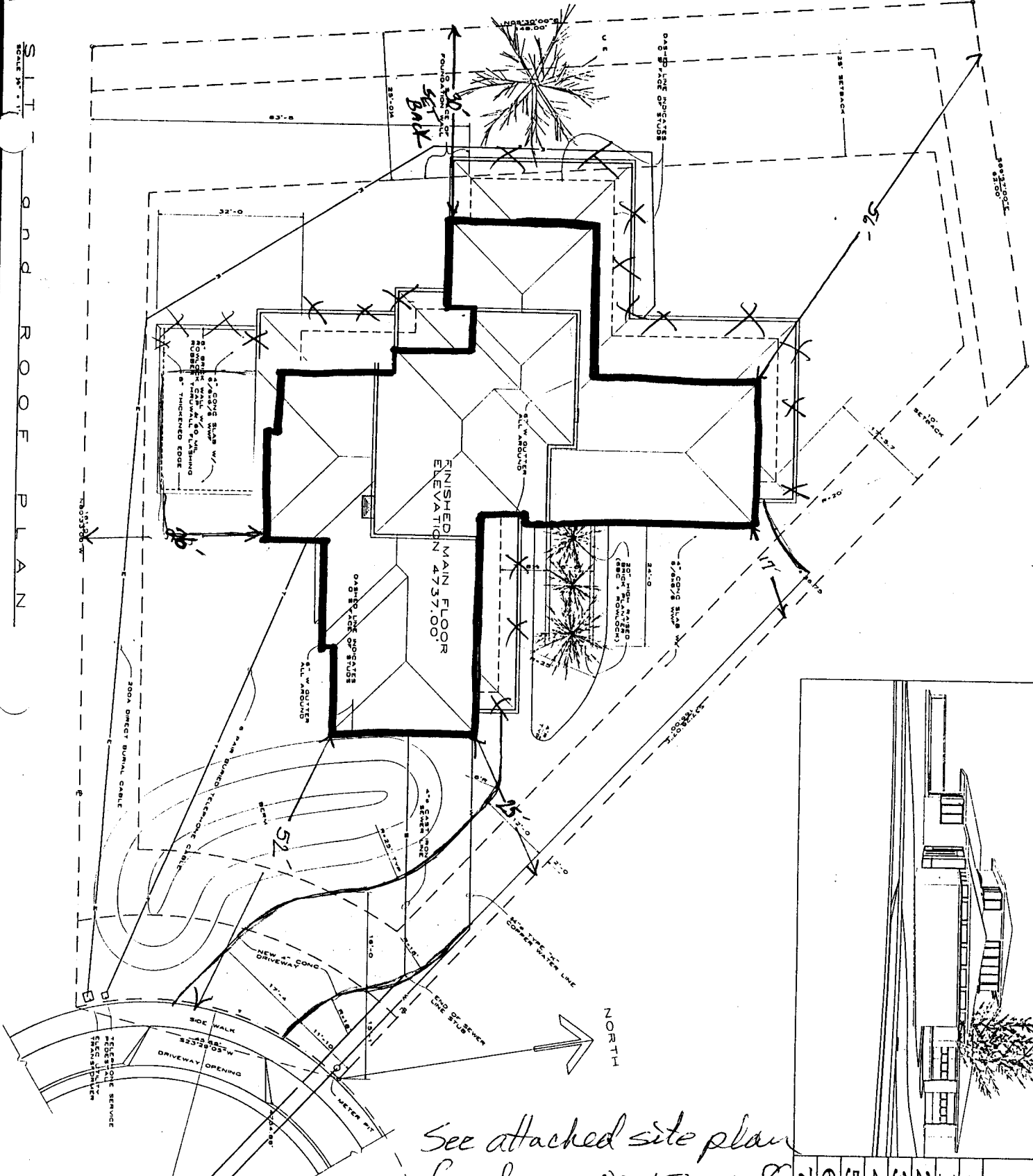
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 10534

Utility Accounting [Signature] Date 9/8/97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SCALE 1/8" = 1'-0"
S T R U C T U R E R O O F P L A N

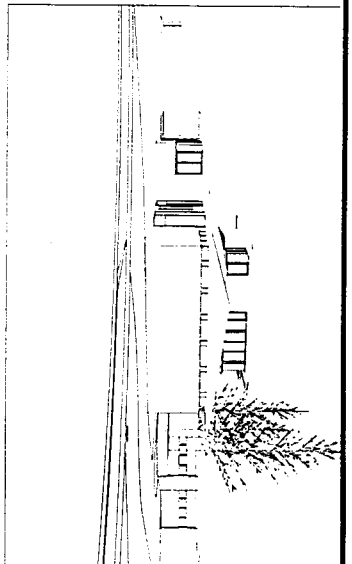
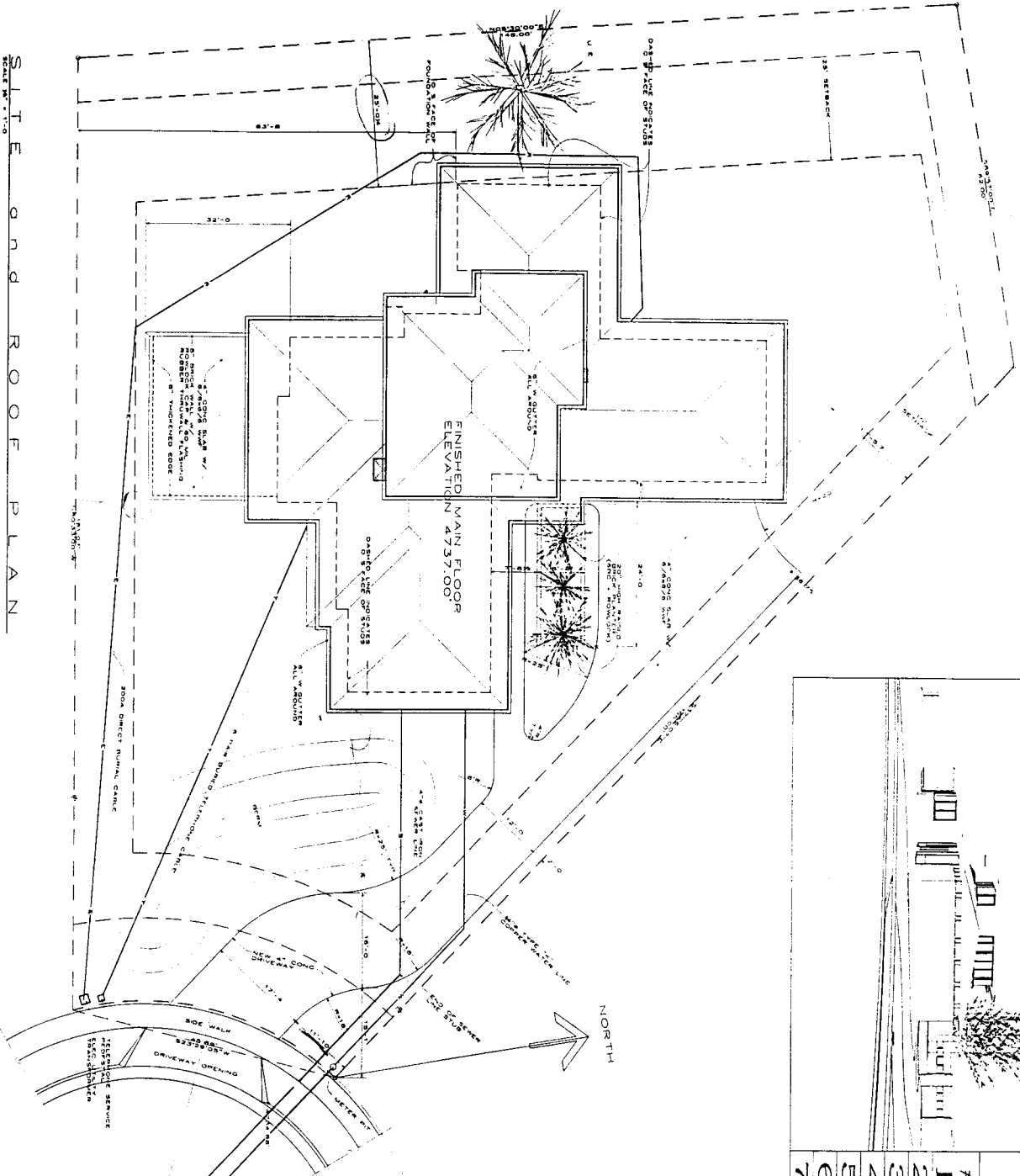


See attached site plan for driveway signoff. see

ACCEPTED SLC 9/8/97
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRAWING	
#	CONTENTS
1	SITE PLAN
2	STRUCTUR
3	FIRST FLO
4	SECONDFL
5	ELEVATION
6	SECTIONS
7	W SECTION

SITE AND ROOF PLAN



DRAWINGS

#	CONTENTS
1	SITE PLAN
2	STRUCTURAL
3	FIRST FLOOR
4	SECOND FLOOR
5	ELEVATIONS
6	SECTIONS
7	W. SECTIONS

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RENEWAL

DATE 2/2/97

W. Schubert 2/5/97

1

A RESIDENCE FOR
PATRICIA & BOB KNAPPLE
 LOT 6 THE KNOLLS FILING NO 1
 GRAND JUNCTION COLORADO

STAN NORD CONNOLLY ARCHITECT
 4011 1/2 STREET BOX 1255 BOULDER COLORADO 80504 303-440-2447

