

FEE \$	10. —
TCP \$	500. —
SIF \$	292. —



BLDG PERMIT NO. 63353

*Handwritten mark*

**PLANNING CLEARANCE**

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

*3700*

BLDG ADDRESS ~~3107~~ RIDGE DRIVE TAX SCHEDULE NO. 2945-011-86-007  
 SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2057  
 FILING 1 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) -0-  
 (1) OWNER Bob Knapple NO. OF DWELLING UNITS  
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2421 Applewood  
 (1) TELEPHONE 241-2373 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT MONUMENT HOMES USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE  
 (2) ADDRESS 759 HORIZON DRIVE DESCRIPTION OF WORK AND INTENDED USE: S/F  
 (2) TELEPHONE 243-4890 **PAID** **DEC 18 1997** **CONSTRUCTION**

**REQUIRED:** One plot plan, on 8 1/2" x 11" paper, showing **CM** 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 RSF4 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  
 Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 10 TRAFFIC 21 ANNEX# \_\_\_\_\_

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] FOR MONUMENT HOMES, INC Date DECEMBER 17, 1997

Department Approval [Signature] Date 12-18-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10775

Utility Accounting [Signature] Date 12/18/97

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)

LOT 7, BLOCK 2, DIVISION #1  
THE KNOLLS  
3706 RIDGE DRIVE

SDE - 7'  
RIDE - 30'  
FR - 20' 02' 45'

S 89° 57' 00" E  
190.00'

7.5' IRRIGATION AND  
UTILITY EASEMENT

36'±

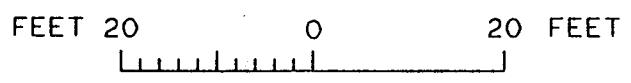
LOT 7

S 37° 26' 07" E  
166.00'

S 17° 44' 25" W  
132.78'

LOT 8

12-18-97  
Bill Nuhn  
ACCEPTED OF SETBACKS MUST BE  
ANY CHANGE BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



GRAPHIC SCALE  
SCALE: 1 INCH = 20 FEET

10'±

30'±

51.44'

12'±

DRIVE

14' MULTI-PURPOSE  
EASEMENT

DRIVEWAY  
LOCATION O.K.  
Bill Nuhn 12/18/97