

FEE \$	0
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 104698

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 3621 Piazza Wy TAX SCHEDULE NO. 2945-011-87-001  
The Knolls Filing #2  
 SUBDIVISION THE KNOLLS FILING #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1680  
 FILING BLK N/A LOT TRACT A SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER OP Development, LLC 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 Pump House  
 (2) ADDRESS 759 Horizon Drive DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 243-4890 NEW CONSTRUCTION, PUMPHOUSE

**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 PR-2.7 Maximum coverage of lot by structures       
 SETBACKS: Front NA from property line (PL) Parking Req'mt       
 or      from center of ROW, whichever is greater  
 Side NA from PL Rear NA from PL Special Conditions PUMP HOUSE ONLY  
 Maximum Height      CENSUS 10 TRAFFIC 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).

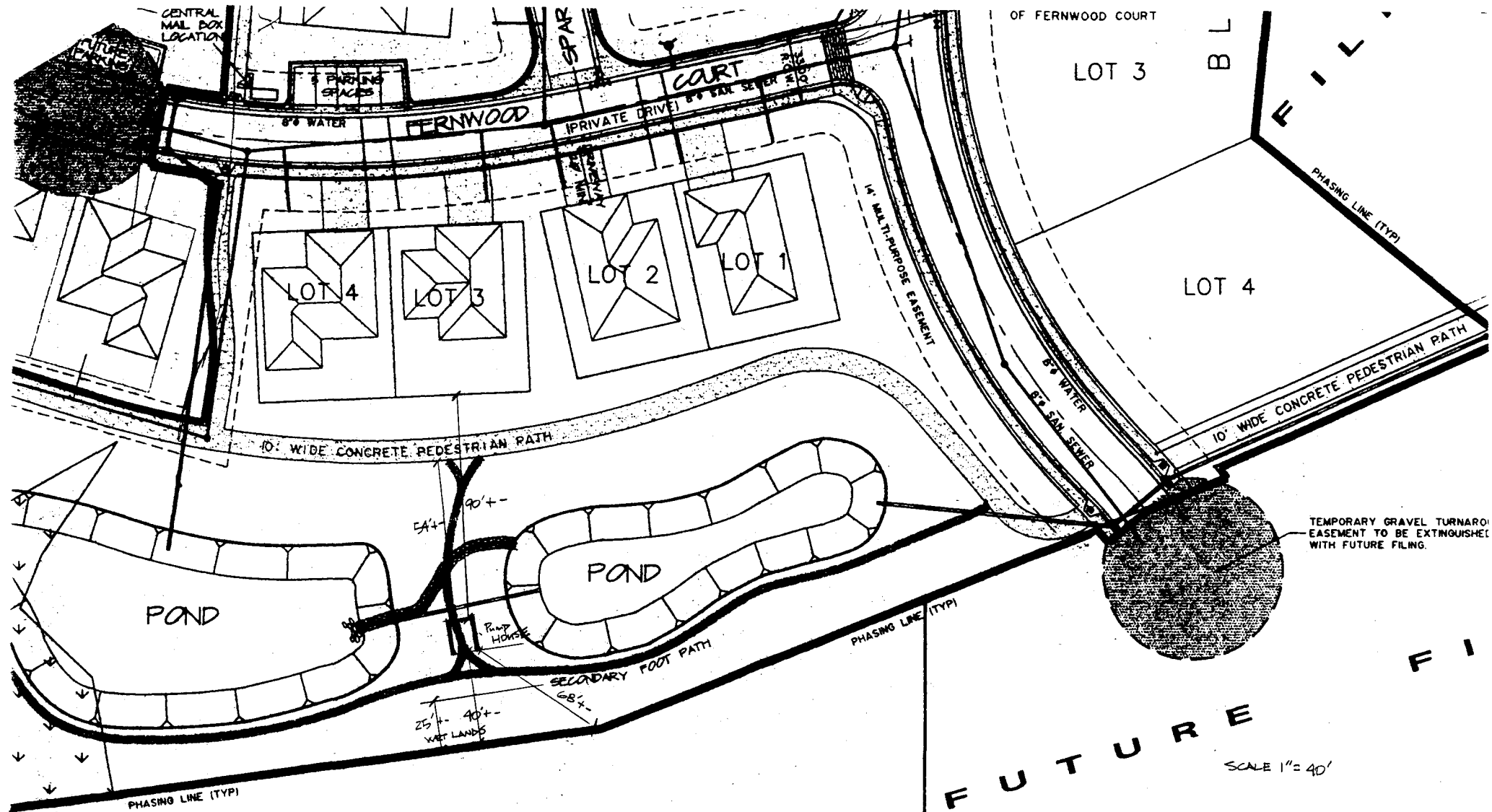
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature: [Signature] Date April 8, 1998  
 Department Approval: Bill Nish Date 4.8.98

Additional water and/or sewer tap fee(s) are required: YES      NO X W/O No.       
 Utility Accounting: [Signature] Date 4/8/98

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)

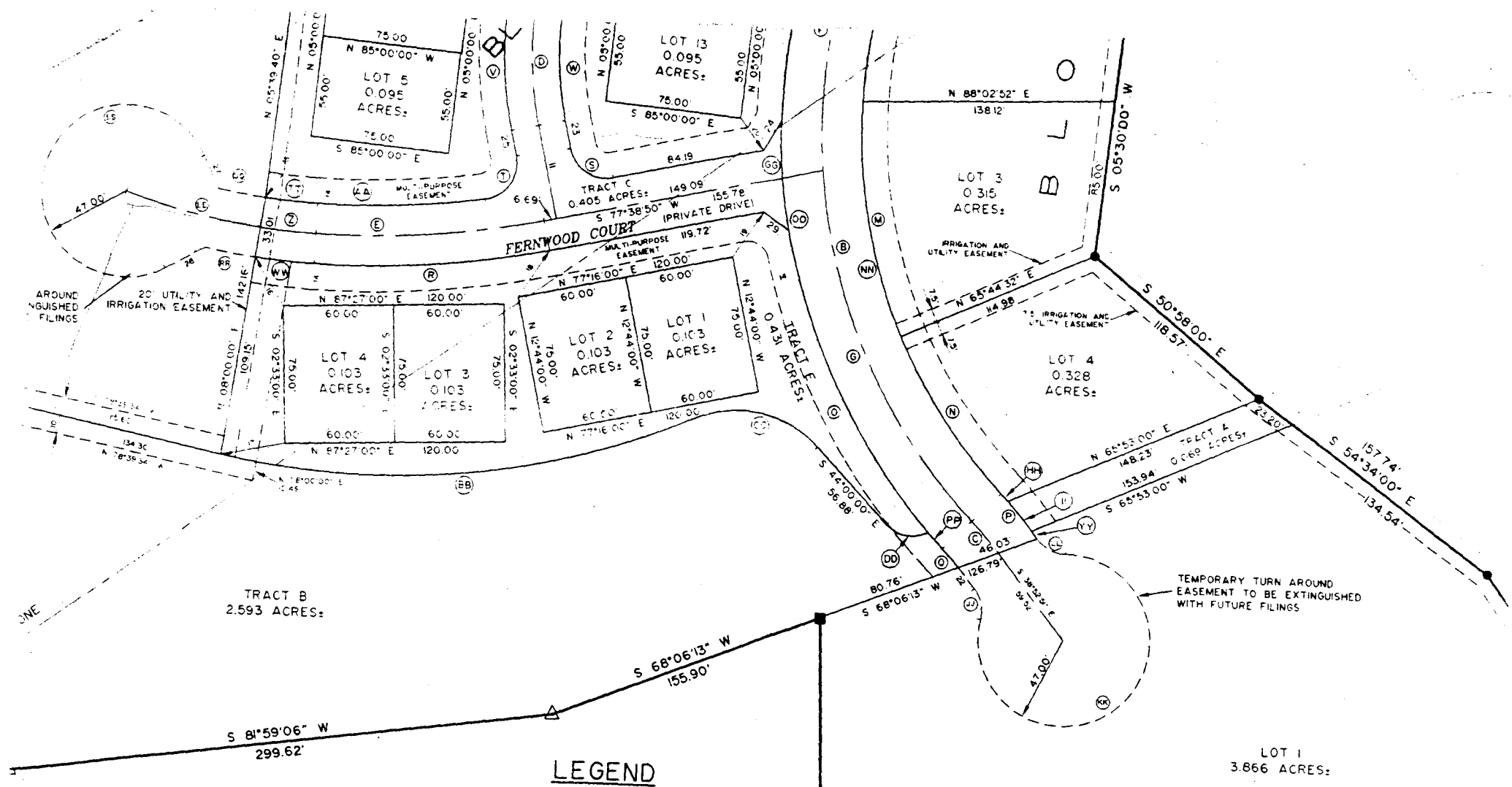


APPROVED FOR CONSTRUCTION

*Bill N...* 4-8-78

Community Development Department Date

FUTURE F I  
SCALE 1" = 40'



**LEGEND**

- ▲ SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMNUM CAP IN CONCRETE MARKED BANNER, INC., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMNUM CAP IN CONCRETE MARKED BANNER, INC., 19597
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED L.S. 9960, IN CONCRETE.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, (ILLEGIBLE), IN CONCRETE.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP, MARKED LS 16413, IN CONCRETE.

B L O C K

LOT 1  
3.866 ACRES:  
SCALE 1"=50'



LOT 1  
WS EPISCOPAL CHURCH SUBDIVISION  
LAT BOOK 13, PAGE 397  
BOOK 1264, PAGE 373

