

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 04421

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 3622 PIAZZA WAY TAX SCHEDULE NO. ~~NEW PLAN~~ 2945-011-87-001

SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3278 SQ. FT.

FILING #2 BLK #4 LOT #4 SQ. FT. OF EXISTING BLDG(S) ONE

(1) OWNER OP DEVELOPMENT, LLC. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2421 APPLEWOOD DRIVE NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2373 USE OF EXISTING BLDGS NEW, SINGLE FAMILY

(2) APPLICANT MONUMENT HOMES DESCRIPTION OF WORK AND INTENDED USE: SINGLE FAMILY

(2) ADDRESS 759 HORIZON DRIVE

(2) TELEPHONE 243-4890

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 20' from property line (PL) Parking Req't 2
or from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions

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 MARCH 19, 1998

Department Approval [Signature] Date 3-27-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1101

Utility Accounting [Signature] Date 3-28/98

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)

- (A) $\Delta = 01^{\circ} 20' 42''$ R = 244.00' L = 5.73' T = 2.86' C = 5.73' CB = N 44° 04' 40" W
- (B) $\Delta = 20^{\circ} 30' 02''$ R = 286.00' L = 102.33' T = 51.72' C = 101.79' CB = S 34° 30' 00" E

DRIVEWAY LOCATED
OK
at address 3/23/98

LOT 4, Block 4, FILING 2
THE KNOWLS
3622 PIAZZA WAY, GRAND D.C.T.

3-27-98

