

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	293 <sup>00</sup>



BLDG PERMIT NO. 03928

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

BLDG ADDRESS PIAZZA WAY TAX SCHEDULE NO. 2945-011-87-001

SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800

FILING 2 BLK 4 LOT 2 SQ. FT. OF EXISTING BLDG(S) -0- N/A

(1) OWNER UP 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 SINGLE FAMILY

(2) ADDRESS 759 HORIZON DRIVE DESCRIPTION OF WORK AND INTENDED USE:  
NEW CONSTRUCTION

(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'mt 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 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] Date 2/9/98

Department Approval [Signature] Date 2-10-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #10931 TR83727

Utility Accounting [Signature] Date 2-10-98

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

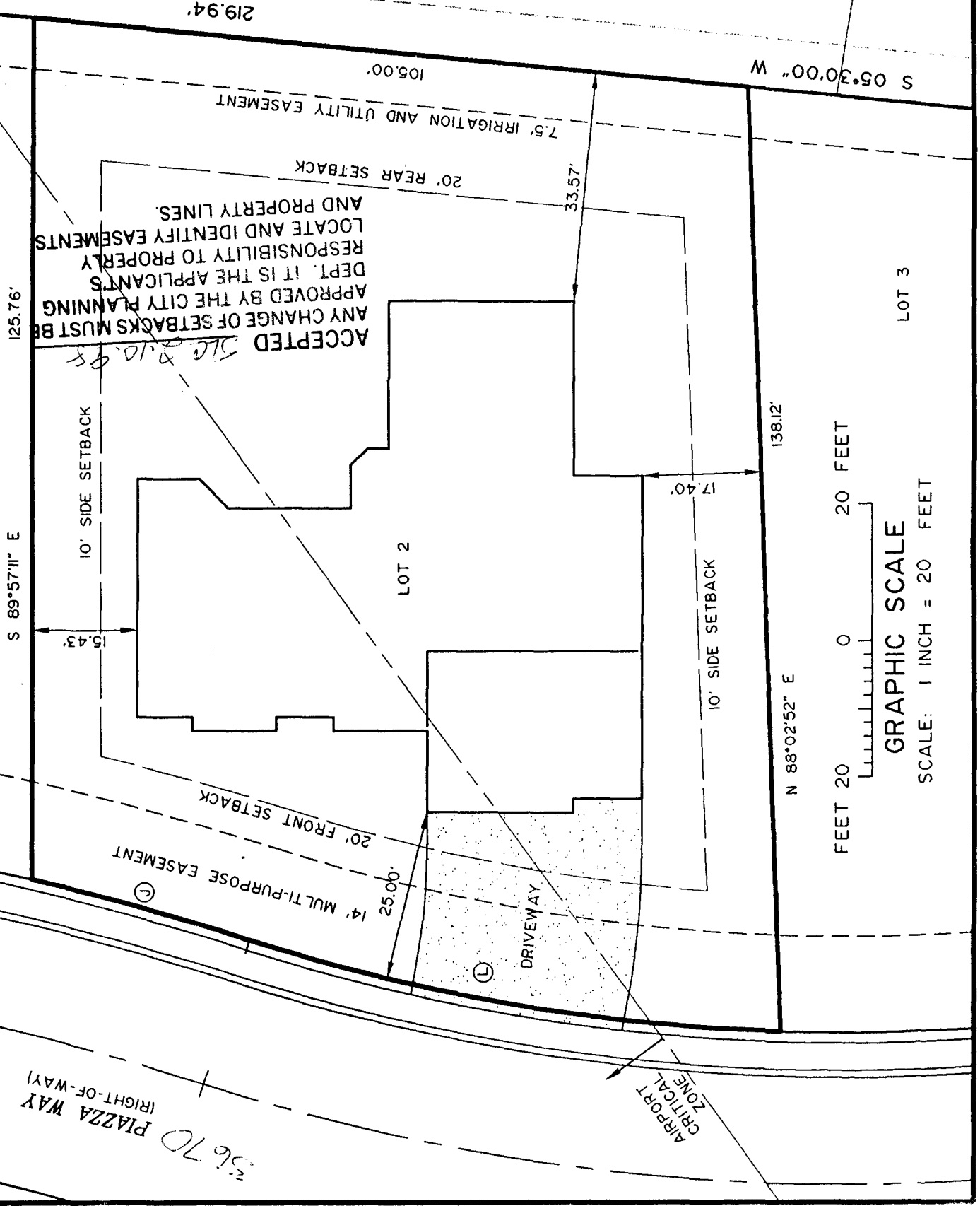
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 2, BACKA,  
 FILING 2,  
 THE KNOLLS

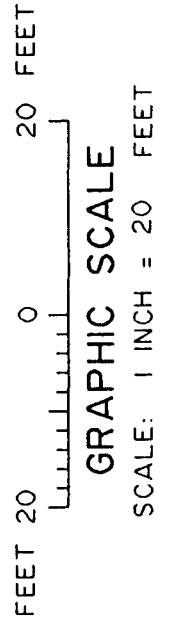


RENEWAL LOCATION O.K.  
 R. C. C. 2/10/98

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
J	449.00'	33.08'	16.55'	33.07'	S 15°37'53" W	04°13'15"
L	286.00'	78.89'	39.70'	78.64'	S 09°50'24" W	15°48'14"



ACCEPTED  
 S/C 2/10/98  
 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.



5670  
 PIAZZA WAY  
 (RIGHT-OF-WAY)

ARRPORT  
 CRITICAL  
 ZONE