

FEE \$	1000
TCP \$	0
SIF \$	29200



BLDG PERMIT NO. 67992

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>3718 PIAZZA WAY</u>	TAX SCHEDULE NO. <u>2945-011-93-002</u>
SUBDIVISION <u>THE KNOLLS</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3156</u>
FILING <u>2</u> BLK <u>2</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>-0-</u>
(1) OWNER <u>MONUMENT HOMES</u>	NO. OF DWELLING UNITS BEFORE: <u>-0-</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>759 HORIZON DRIVE</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>-0-</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-4890</u>	USE OF EXISTING BLDGS <u>NEW SINGLE FAMILY HOME</u>
(2) APPLICANT <u>MONUMENT HOMES</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>NEW SINGLE FAMILY HOME</u>
(2) ADDRESS <u>759 HORIZON DRIVE</u>	
(2) TELEPHONE <u>243-4890</u>	

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 <u>PR 2.7</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS <u>10</u> TRAFFIC <u>21</u> 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 <u>[Signature]</u>	Date <u>DECEMBER 8, 1998</u>
Department Approval <u>[Signature]</u>	Date <u>12-16-98</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>11822</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-16-98</u>

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)

ACCEPTED *SLC 12-16-98*

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.

LOT 1

S 89° 57' 11" E 122.00'

7.5' IRRIGATION EASEMENT

21.00' 21.00' 39.00' 20' REAR SETBACK 38.50'

101.51' 14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

3718 PIAZZA WAY
LOT 2, BLOCK 2,
FILING 2, THE KNOLLS
SUBDIVISION

10' SIDE SETBACK

115.00' S 00° 00' 59" W

N 00° 00' 59" E

23.97'

51.03'

20' FRONT SETBACK

N 44° 58' 06" W 19.08'

DRIVEWAY

31.67'

31.67'

N 89° 57' 11" W 108.51'

14' MULTI-PURPOSE EASEMENT

PIAZZA WAY

KNOLL CIRCLE

Drive OK
[Signature]
12-9-98

LOT 1
BLOCK 4

SCALE: 1" = 20'

JOB NO. 8367-37