

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 64422

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

2945-011-87-001

BLDG ADDRESS <u>3727 PIAZZA WAY</u>	TAX SCHEDULE NO. <u>NEW</u>
SUBDIVISION <u>THE KNOLLS</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2200 SQ FT.</u>
FILING <u>2</u> BLK <u>B</u> LOT <u>5</u>	SQ. FT. OF EXISTING BLDG(S) <u>NEW CONSTRUCTION</u>
(1) OWNER <u>OP DEVELOPMENT, LLC</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>2421 APPLEWOOD DRIVE</u>	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-2373</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>MONUMENT HOMES</u>	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(2) ADDRESS <u>759 HORIZON DRIVE</u>	USE OF EXISTING BLDGS <u>NEW CONSTRUCTION, SINGLE FAMILY</u>
(2) TELEPHONE <u>243-4890</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>NEW CONSTRUCTION</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 <u> </u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u> </u> 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 <u>Cannot Overhang in easement</u>
Maximum Height <u> </u>	CENSUS <u> </u> TRAFFIC <u> </u> ANNEX# <u> </u>

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>MARCH 18, 1998</u>
Department Approval <u>[Signature]</u>	Date <u>4-9-98</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>11180</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/9/98</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)

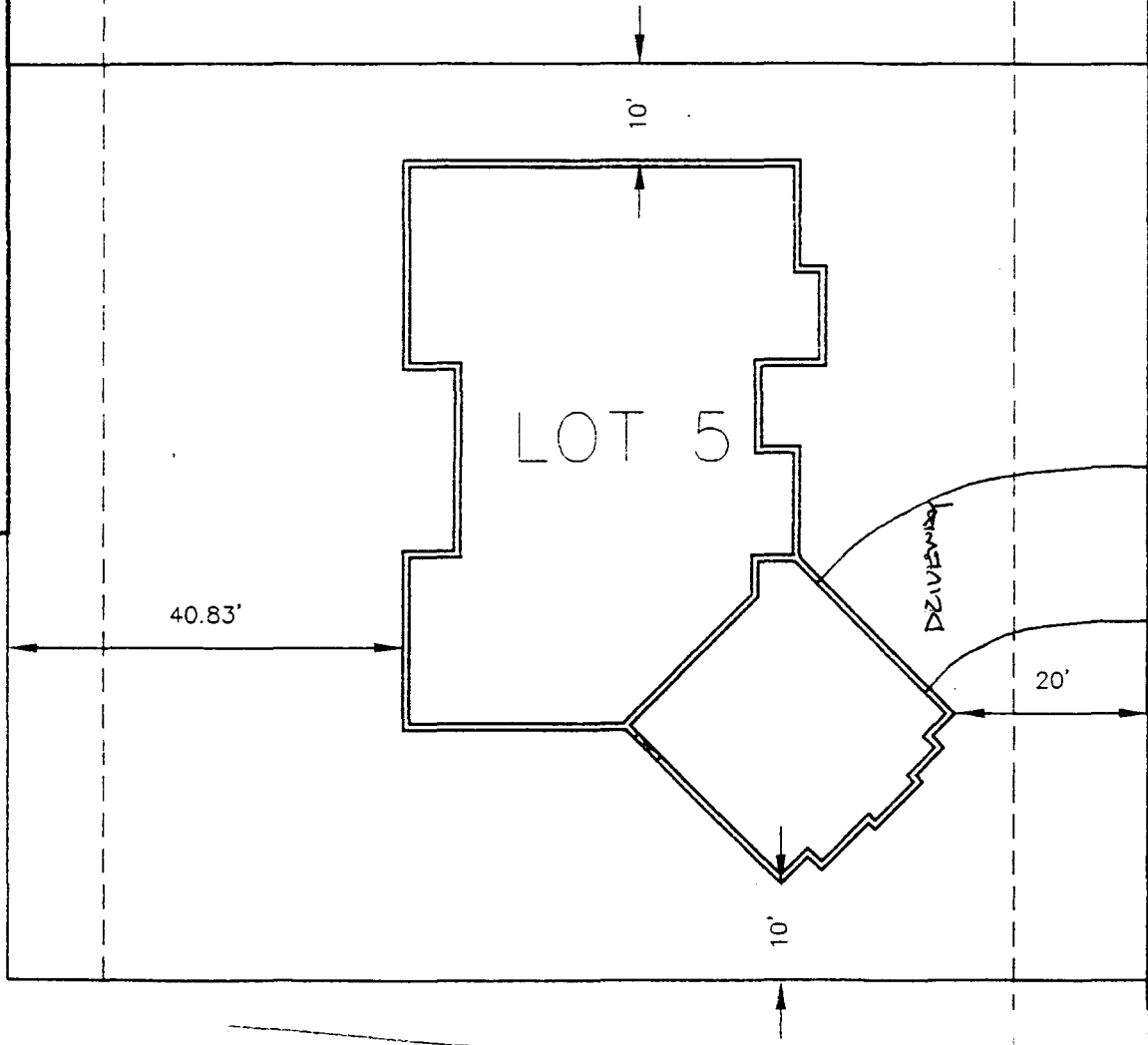
777 PIAZZA WAY, GRAND JUNCTION, CO
LOT 5, BLOCK 3, FILING 2 THE KNOLLS

95.00'

3

LOT 4

ACCEPTED *XV 4-9-98*
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.



3727 Piazza Way

*DRIVEWAY LOCATION OK
AL Ashbeck 3/23/98*