

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 67055

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



BLDG ADDRESS <u>3742 PIAZZA WAY</u>	TAX SCHEDULE NO. <u>2945-011-73-001</u>
SUBDIVISION <u>THE KNOLLS</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2045</u>
FILING <u>2</u> BLK <u>2</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>-0-</u>
(1) OWNER <u>OP DEVELOPMENT, LLC.</u>	NO. OF DWELLING UNITS BEFORE: <u>-0-</u> AFTER: <u>-1-</u> THIS CONSTRUCTION
(1) ADDRESS <u>3695 RIDGE DRIVE</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>-0-</u> AFTER: <u>-1-</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-2373</u>	USE OF EXISTING BLDGS <u>SINGLE FAMILY</u>
(2) APPLICANT <u>MONUMENT HOMES</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>759 HORIZON DRIVE</u>	<u>New SINGLE FAMILY</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 roperty 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>PH-27</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 [Signature] Date September 14, 1998

Department Approval [Signature] Date 11-4-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. #11726 + R87355

Utility Accounting [Signature] Date 11-4-98

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 1  
BLOCK ONE

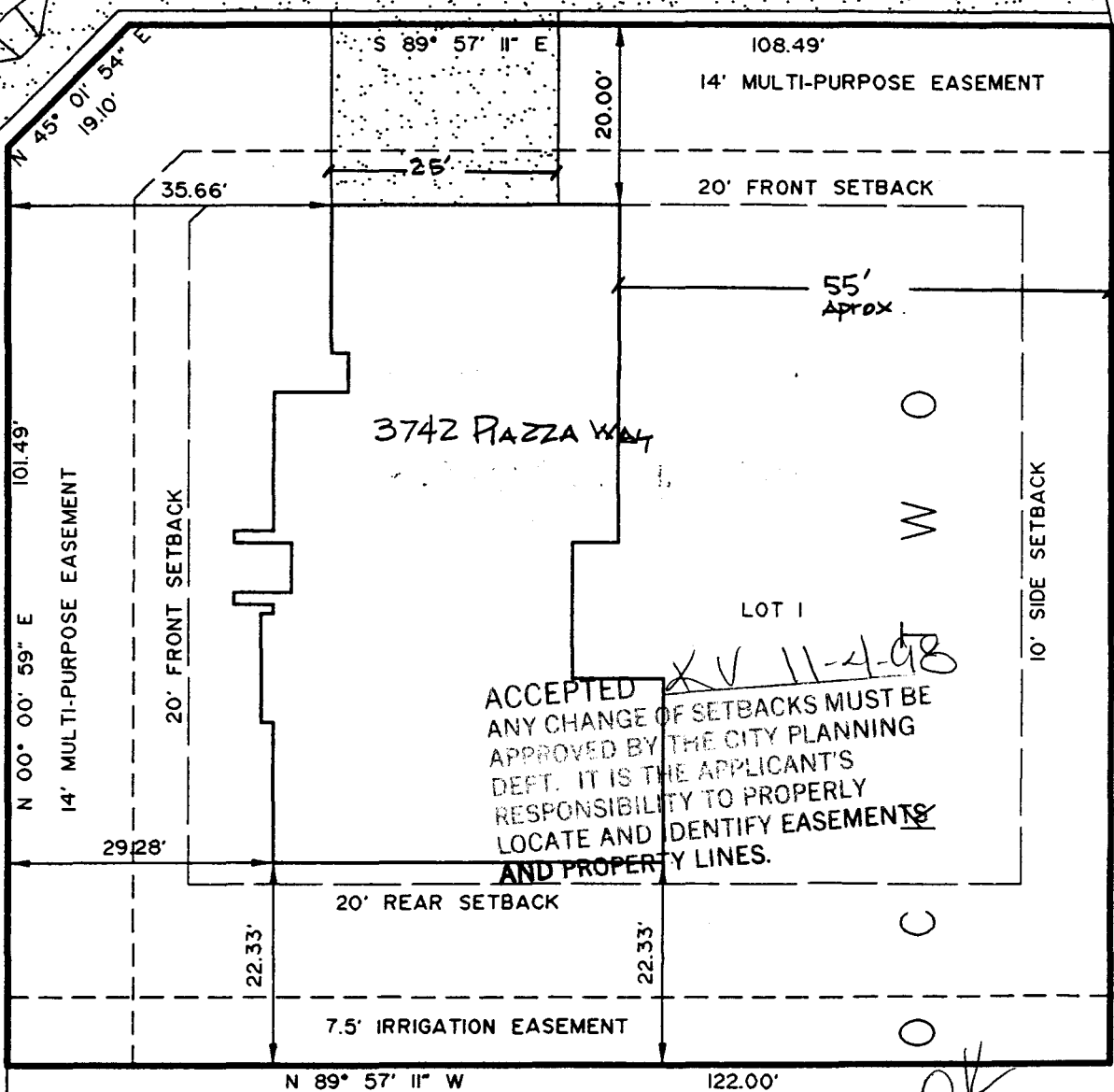
KNOLL CIRCLE

PIAZZA WAY

N



SCALE: 1" = 20'



3742 PIAZZA WAY

LOT 1

ACCEPTED  
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.

XV 11-4-98

*Review OK  
Rick Harris  
09-28-98*

TAX# 2945-011-93-001  
LOT 1, Block 2, FILING 2  
THE KNOLLS

LOT 2

JOB NO. 8367-27