

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 105259

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 3763 Piazza Way TAX SCHEDULE NO. 2945-011-87-001

SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER MONUMENT HOMES NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 759 HORIZON DRIVE

(1) TELEPHONE 243-4890 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MONUMENT HOMES USE OF EXISTING BLDGS NEW CONSTRUCTION

(2) ADDRESS 759 HORIZON DRIVE DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 243-4890 New SINGLE FAMILY

**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 MAY 18, 1998

Department Approval [Signature] Date 5-22-98

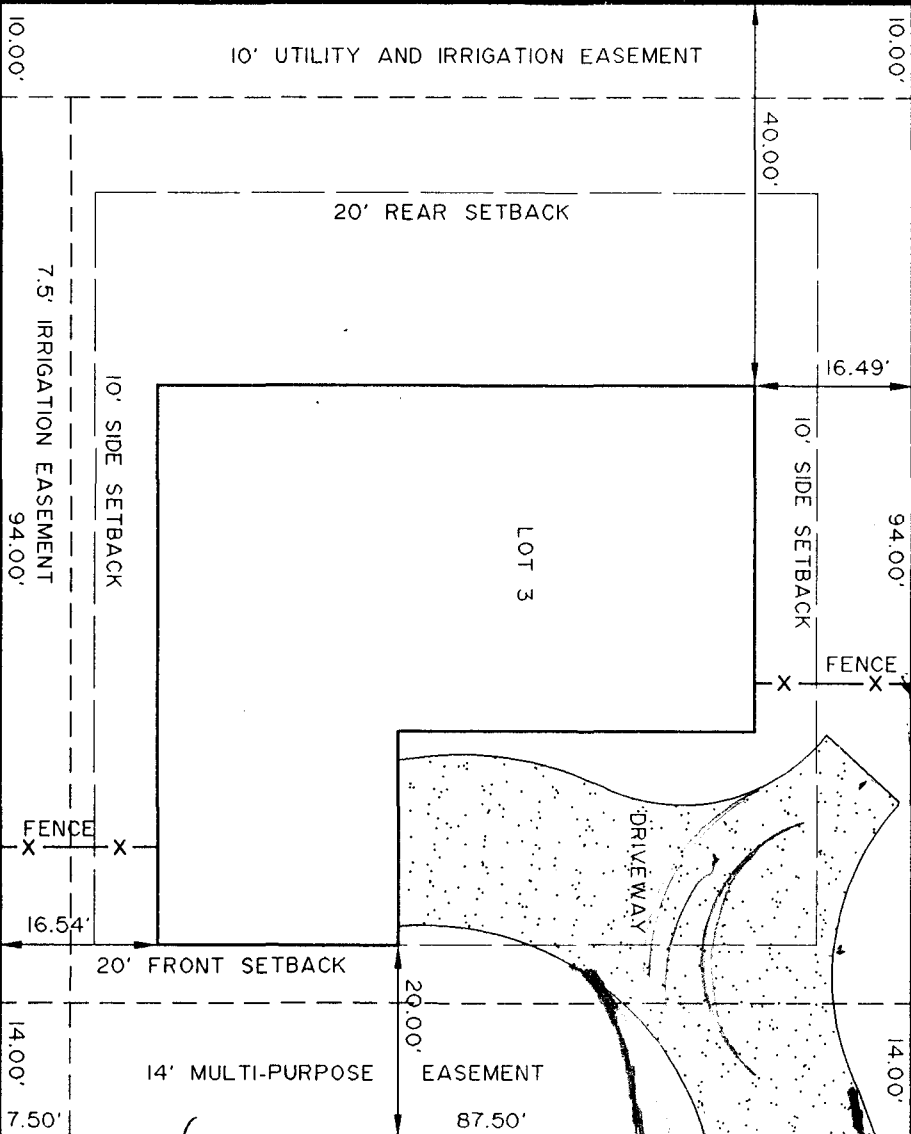
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11317

Utility Accounting [Signature] Date 5/22/98

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)

N 00° 00' 59" E 95.00'



FEET 20  
 0  
 20 FEET  
**GRAPHIC SCALE**  
 SCALE: 1 INCH = 20 FEET

LOT 4

LOT 3

LOT 2

ACCEPTED *5-22-98 kv*  
 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.

3763 PIAZZA WAY,  
 L3, B3, P2

PIAZZA WAY  
 (RIGHT-OF-WAY)

*Driveway plan OK  
 as modified in red  
 A Don Newton 5-22-98*

