

FEE \$	10.-
TCP \$	-
SIF \$	292.-



BLDG PERMIT NO. 67173

**PLANNING CLEARANCE**

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

BLDG ADDRESS 3799 PIAZZA WAY TAX SCHEDULE NO. 2945-011-94-001

SUBDIVISION THE KNULLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1820

FILING 2 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0-

(1) OWNER OP DEVELOPMENT, LLC NO. OF DWELLING UNITS  
 BEFORE: 0- AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3695 RIDGE DRIVE NO. OF BLDGS ON PARCEL  
 BEFORE: 0- AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2373 USE OF EXISTING BLDGS NA

(2) APPLICANT MONUMENT HOMES DESCRIPTION OF WORK AND INTENDED USE:  
New Single Family Home

(2) ADDRESS 759 HORIZON DRIVE

(2) TELEPHONE 243-4800

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all ropery 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 September 16, 1996

Department Approval [Signature] Date 11-4-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #11727 TR 87356

Utility Accounting [Signature] Date 11-4-98

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

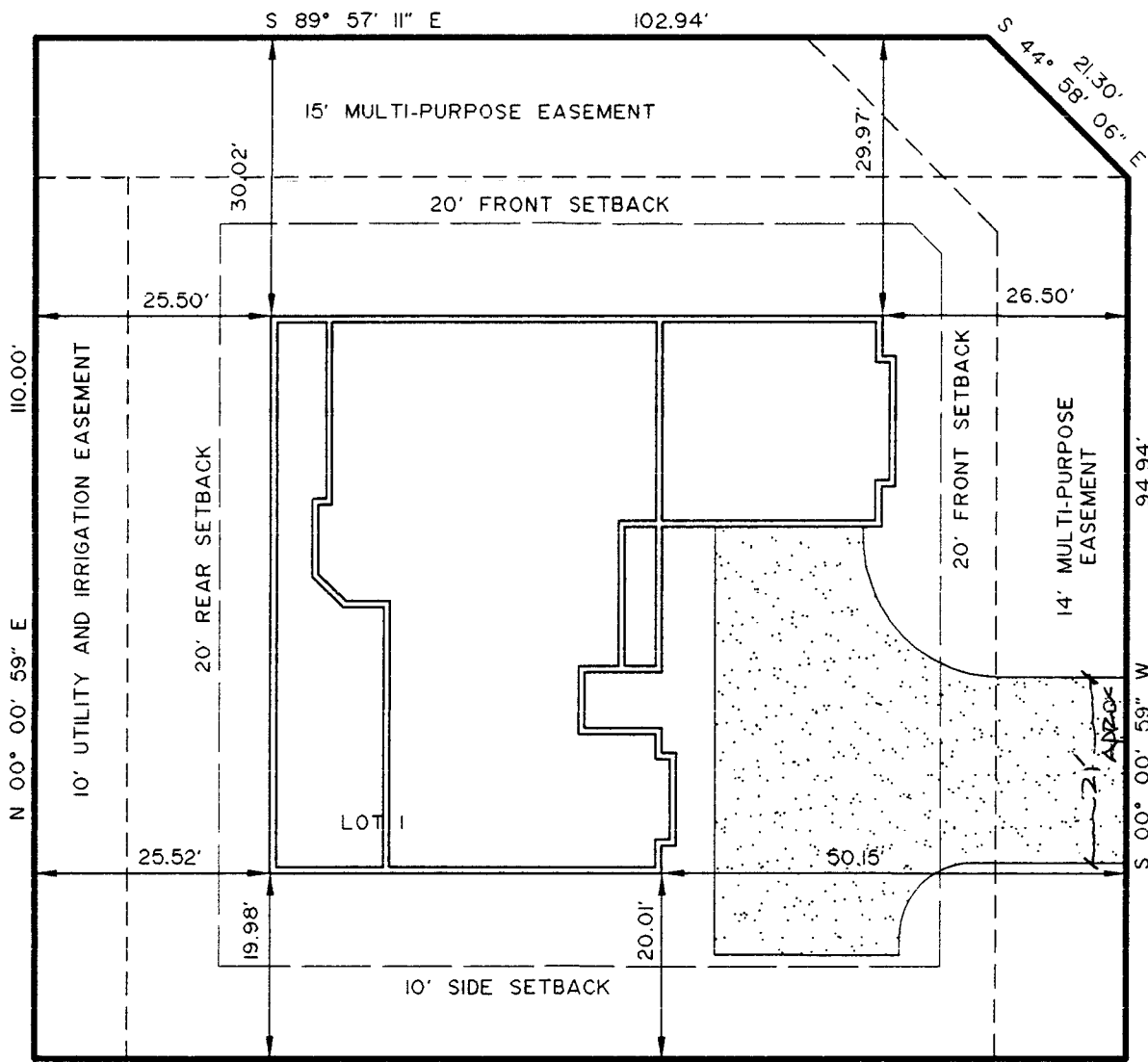
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N

FEET 20 0 20 FEET

GRAPHIC SCALE  
SCALE: 1 INCH = 20 FEET

# CORTLAND AVENUE



3799 PIAZZA WAY

ACCEPTED *XV 11-4-98*  
 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 2

*Drive OK*  
*Rich Harris*  
*10-6-98*