

FEE \$	10. —
TCP \$	500. —
SIF \$	292. —



BLDG PERMIT NO. 65396

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 3525 RIDGE DRIVE TAX SCHEDULE NO. 2945-011-86-002

SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION APROX 3000

FILING 1 BLK 2 LOT 2 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 243-48 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MONUMENT HOMES USE OF EXISTING BLDGS New Single Family

(2) ADDRESS 759 HORIZON DRIVE DESCRIPTION OF WORK AND INTENDED USE:
New Single family home

(2) TELEPHONE 243-4890

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 RSF-4 Maximum coverage of lot by structures 3590

SETBACKS: Front 20' from property line (PL)
or 45' from center of ROW, whichever is greater
Side 7' from PL Rear 30' from PL

Maximum Height 32' Parking Req'mt 2

Special Conditions /

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 5/18/98

Department Approval [Signature] Date 6-5-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11347

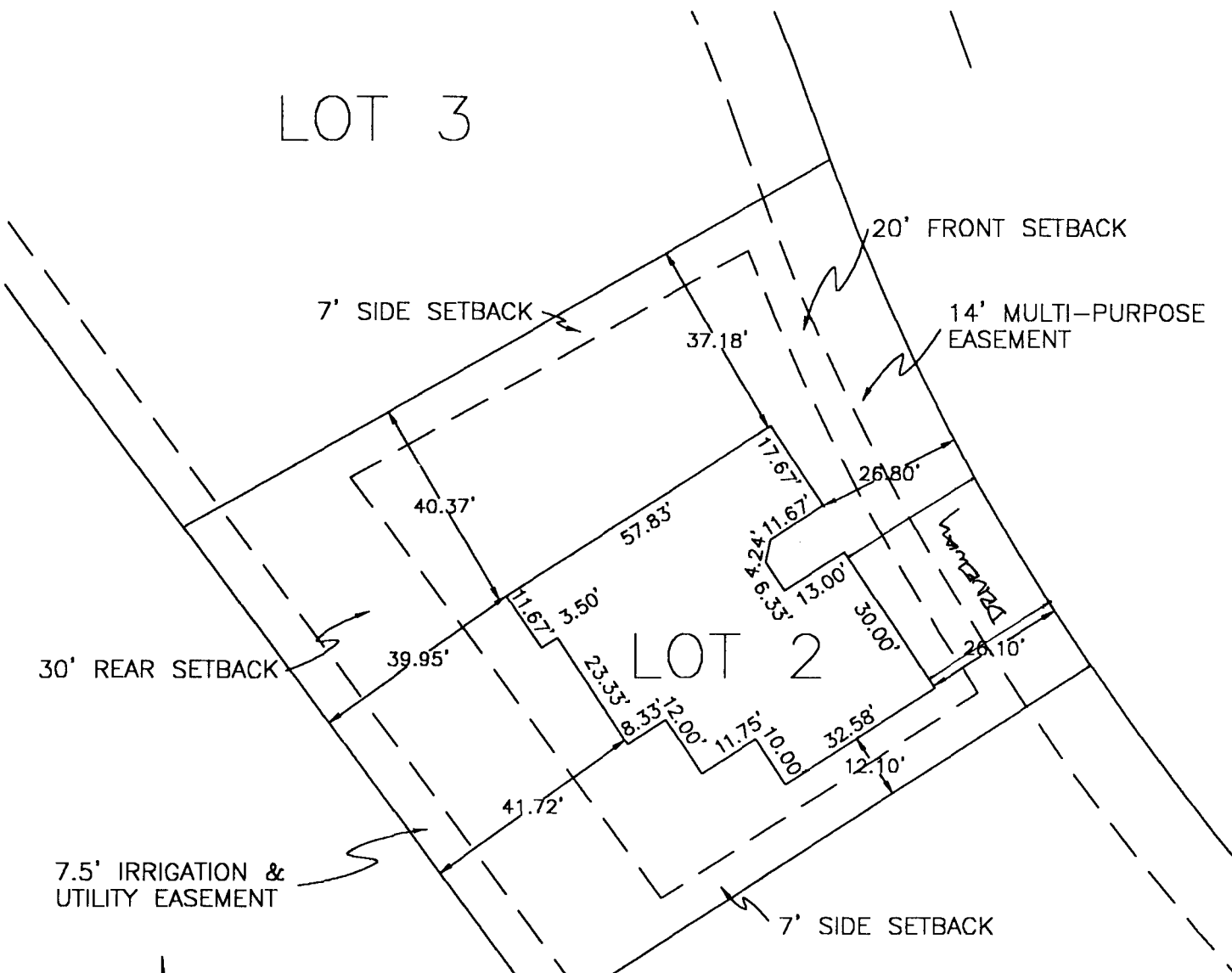
Utility Accounting [Signature] Date 6-5-98

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

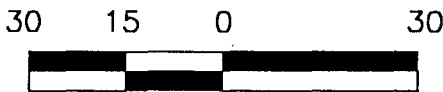
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

HOUSE SITE PLAN

LOT 2, BLOCK 2
THE KNOLLS FILING 1
MESA COUNTY, COLORADO



SCALE: 1"=30'



ACCEPTED *KV 10-5-98*
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.

3525 RIDGE DRIVE
GRAND JUNCTION, CO
81506

*TRUNKWAY LOCATION OK.
BE CHECKED 5/28/98*

Prepared for: Monument Homes
759 Horizon Drive
Grand Junction, CO 81501

- 1) Building setback information provided by City of Grand Junction Department of Community Development.
- 2) Only platted easements are shown. Other documents may exist that would affect this property.
- 3) This site plan is not a land survey plat and does not represent a title search by LANDesign.

HOUSE SITE PLAN

LOT 2, BLOCK 2
THE KNOLLS FILING 1
MESA COUNTY, COLORADO

LANDesign

ENGINEERS • SURVEYORS • PLANNERS

258 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4089

PROJECT NO. 98050	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: May, 1998		RM		1	1