

FEE \$	10 ✓
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 46801

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS <u>3696 SPARROW CT</u>	TAX SCHEDULE NO. <u>2945-011-96-013</u>
SUBDIVISION <u>THE KNOLLS</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1633</u>
FILING <u>2</u> BLK <u>5</u> LOT <u>13</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>Siwak Family</u>
(2) APPLICANT <u>MONUMENT HOMES</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>759 HORIZON DRIVE</u>	<u>NEW CONSTRUCTION</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 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 207</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>0'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5' int. unless attached</u> from PL Rear <u>0'</u> from PL <u>side/0' exterior</u>	Special Conditions _____
Maximum Height _____	CENSUS <u>10</u> TRAFFIC <u>21</u> 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).

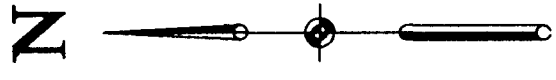
Applicant Signature <u>[Signature]</u>	Date <u>August 21, 1998</u>
Department Approval <u>[Signature]</u>	Date <u>8-31-98</u>

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11554

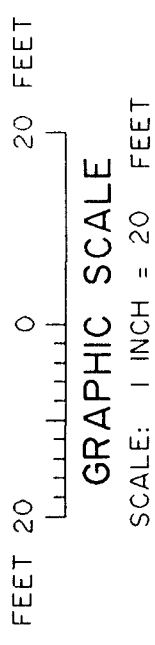
Utility Accounting [Signature] Date 8-31-98

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

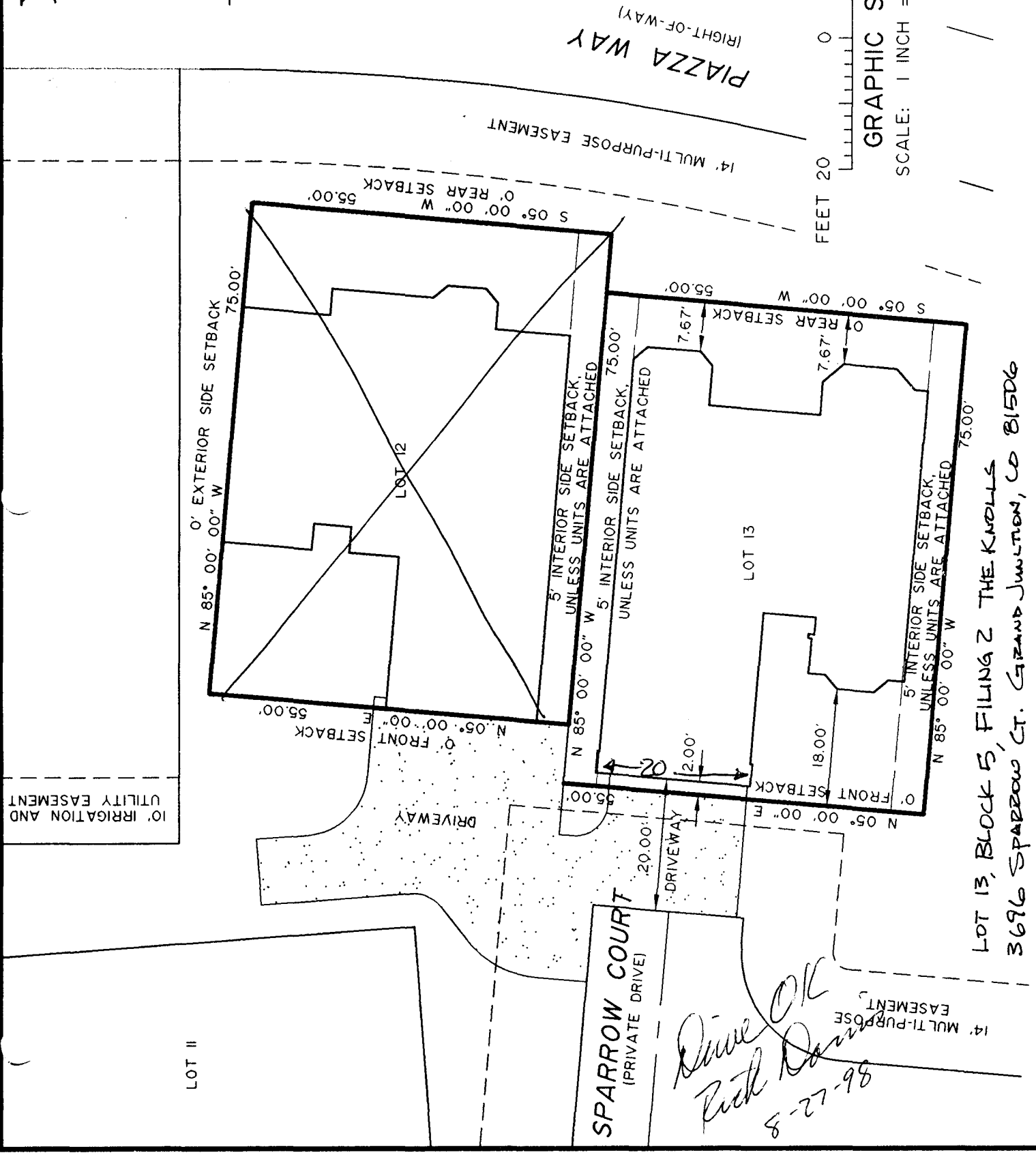
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)



ACCEPTED *SLC 8-31-98*  
 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.



JOB NO. 8367-22



LOT 13, BLOCK 5, FILING 2 THE KNOLLS  
 3696 SPARROW CT. GRAND JUNCTION, CO 81506