

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	299 ⁰⁰



BLDG PERMIT NO. 103927

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS SPAZZOW CT. TAX SCHEDULE NO. 2945-011-87-001

SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1877

FILING 2 BLK 5 LOT 12 SQ. FT. OF EXISTING BLDG(S) N/A

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

(1) ADDRESS 2421 APPLEWOOD NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2373 USE OF EXISTING BLDGS SINGLE FAMILY, PATIO HOME

(2) APPLICANT MONUMENT HOMES DESCRIPTION OF WORK AND INTENDED USE:
NEW CONSTRUCTION

(2) ADDRESS 755 HORIZON DRIVE

(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 PR2.7 Maximum coverage of lot by structures

SETBACKS: Front 0' from property line (PL) Parking Req'mt 2
 or 0' from center of ROW, whichever is greater

Side 5' from PL Rear 0' 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 2/9/98

Department Approval [Signature] Date 2-10-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #10931 TR 83726

Utility Accounting [Signature] Date 2-10-98

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 12, BLOCK 5, PHASE 2 THE KNOLLS

10' IRRIGATION AND UTILITY EASEMENT

LOT 11

0' EXTERIOR SIDE SETBACK
N 85° 00' 00" W 75.00'

0' FRONT SETBACK
N 05° 00' 00" E 55.00'

LOT 12

55.00'
S 05° 00' 00" W 0' REAR SETBACK

5' INTERIOR SIDE SETBACK, UNLESS UNITS ARE ATTACHED
N 85° 00' 00" W 75.00'

14' MULTI-PURPOSE EASEMENT

PIAZZA WAY
(RIGHT-OF-WAY)

3706
SPARROW COURT
(PRIVATE DRIVE)

DRIVEWAY

14' MULTI-PURPOSE EASEMENT

LOT 13

ACCEPTED SLC 2.10.98
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.

FEET 20 0 20 FEET

GRAPHIC SCALE

SCALE: 1 INCH = 20 FEET

DRIVEWAY LOCATION OK
A/Childe 2/10/98

