

FEE \$	10 ⁻
TCP \$	0 ⁰⁰
SIF \$	292 ⁻



BLDG PERMIT NO. 72723

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2235 Fernwood Ct. TAX SCHEDULE NO. 2945-011-96-004
 SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20830
 FILING² BLK 5 LOT 4 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 3695 Ridge Drive
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-2373
 USE OF EXISTING BLDGS New Construction
 (2) APPLICANT Monument Homes
 (2) ADDRESS 759 Horizon Drive DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-4890 New Single Family Construction

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 _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Building envelope - attached plan
 Maximum Height _____ CENSUS 6 TRAFFIC 28 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 November 3, 1999
 Department Approval Ronnie Edwards Date 11/3/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12692

Utility Accounting [Signature] Date 11-12-99

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)

FERNWOOD COURT

14' MULTI-PURPOSE EASEMENT

25' UTILITY AND IRRIGATION EASEMENT

N 87°27'00" E 60.00' FRONT SETBACK 120.00' 60.00'

AIRPORT CRITICAL ZONE

0' EXTERIOR SIDE SETBACK S 02°33'00" E 75.00'

2235 FERNWOOD CT.
THE KNOLLS, FILING 2

S 02°33'00" E 75.00'
0' INTERIOR SIDE SETBACK
(UNLESS UNITS ARE ATTACHED)

2247 FERNWOOD CT.
THE KNOLLS, FILING 2

0' EXTERIOR SIDE SETBACK S 02°33'00" E 75.00'

LOT 2

60.00' 0' REAR SETBACK 120.00' N 87°27'00" E

11/4/99
DRIVE OK.
[Signature]

Ronnie 11/3/99



TRACT B

SCALE: 1" = 20'