

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



BLDG PERMIT NO. 72736

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2247 Fernwood Ct. TAX SCHEDULE NO. 2945-011-96-003

SUBDIVISION THE KNOWLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2275

FILING <sup>2</sup>BLK 5 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Op Development LLC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3095 Ridge Drive

(1) TELEPHONE 241-2373 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Monument Homes USE OF EXISTING BLDGS New Construction

(2) ADDRESS 759 HORIZON DR. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 243-4890 New Single Family

**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 PR2.1 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 Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS 10 TRAFFIC 21 ANNEX# \_\_\_\_\_

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 11-4-99

Department Approval Ronnie Edwards Date 11-4-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO / W/O No. 12693

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

25' UTILITY AND IRRIGATION EASEMENT

14' MULTI-PURPOSE EASEMENT

N 87°27'00" E  
60.00'

120.00'  
60.00'

0' FRONT SETBACK

AIRPORT CRITICAL ZONE

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

LOT 2

2235 FERNWOOD CT.  
THE KNOLLS, FILING 2

2247 FERNWOOD CT.  
THE KNOLLS, FILING 2

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

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

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

120.00'

11/4/99  
DRIVE O.K.  
*[Signature]*

N

RECORDED KV 11-12-99 *[Signature]*  
THIS PLAN IS SUBJECT TO ALL EASEMENTS AND PROPERTY LINES

TRACT B

SCALE: 1" = 20'

J NO. 8382-97

N 00° 00' 59" E 800.94'  
DEDICATED R.O.W.  
BOOK 1543, PAGE 848

*Ronnie 11/4/99*

*Ronnie 11/3/99*

TEMPORARY TURN AROUND  
EASEMENT TO BE EXTINGUISHED  
WITH FUTURE FILINGS

8' PEDESTRIAN EASEMENT

TRACT D  
0.846 ACRES

TRACT C  
0.475 ACRES

LOT 13  
0.095  
ACRES

LOT 14  
0.095  
ACRES

LOT 15  
0.095  
ACRES

LOT 6  
0.103  
ACRES

LOT 5  
0.103  
ACRES

LOT 4  
0.103  
ACRES

LOT 3  
0.103  
ACRES

LOT 2  
0.103  
ACRES

LOT 1  
0.103  
ACRES

LOT 9  
0.095  
ACRES

LOT 8  
0.095  
ACRES

LOT 7  
0.095  
ACRES

3676

3676

3683

3683

3703

3621 Plaza  
Camp Ho

