

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



BLDG PERMIT NO. 70346

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2259 FERNWOOD CT. TAX SCHEDULE NO. 2945-011-96-002

SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2065 R

FILING 2 BLK 5 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0-

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

(1) ADDRESS 3695 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 Single Family

(2) ADDRESS 759 HORIZON DRIVE DESCRIPTION OF WORK AND INTENDED USE:  
New Construction

(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 PR 2.7 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' 5' intent from PL Rear 20' from PL Special Conditions \_\_\_\_\_

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

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 5/26/99

Department Approval [Signature] Date 6-1-99

Additional water and/or sewer tap fee(s) are required: YES [initials] NO \_\_\_\_\_ W/O No. 12254

Utility Accounting [Signature] Date 6-1-99

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)

