

FEE \$	10.5
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 68477

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS <u>2271 FERNWOOD COURT</u>	TAX SCHEDULE NO. <u>2945-01-96-001</u>
SUBDIVISION <u>THE KNOWLS</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>APROX 4800</u>
FILING <u>2</u> BLK <u>5</u> LOT <u>1</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 <u>N/A</u> BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE <u>241-2373</u>	USE OF EXISTING BLDGS <u>New Single Family Home</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 2.7</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't <u>2</u>
Side <u>5'-ext.</u> from PL Rear <u>0'</u> from PL	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 [Signature] Date JANUARY 21, 1999

Department Approval [Signature] Date 1-28-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 711899 TR88408

Utility Accounting [Signature] Date 1-28-99

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)

TRACT C FERNWOOD COURT

(PRIVATE DRIVE)

PIAZZA WAY
(RIGHT-OF-WAY)

AIRPORT
CRITICAL
ZONE

14' MULTI-PURPOSE EASEMENT

N 77°16'00" E

5.5'

N 12°44'00" W

LOT 1, BLOCK 5,
THE KNOLLS, FILING 2

LOT 2

N

ACCEPTED 500 1-28-99
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.

SCALE: 1" = 20'

2271 FERNWOOD COURT

Done OK
Rick Davis
1-27-99

JOB NO. 8367-68