

| | |
|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | |
| SIF \$ | 292.00 |



BLDG PERMIT NO. 68943

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2305 Knoll Circle TAX SCHEDULE NO. ~~2945-011-87-001~~ 2945-011-87-001

SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2268

FILING 3 BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER CP 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 DESCRIPTION OF WORK AND INTENDED USE:
Single Family

(2) ADDRESS 759 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 ropery 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 2
 or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height less than 32' 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 2/26/99

Department Approval [Signature] Date 3-15-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 120269

Utility Accounting [Signature] Date 3-15-99

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)

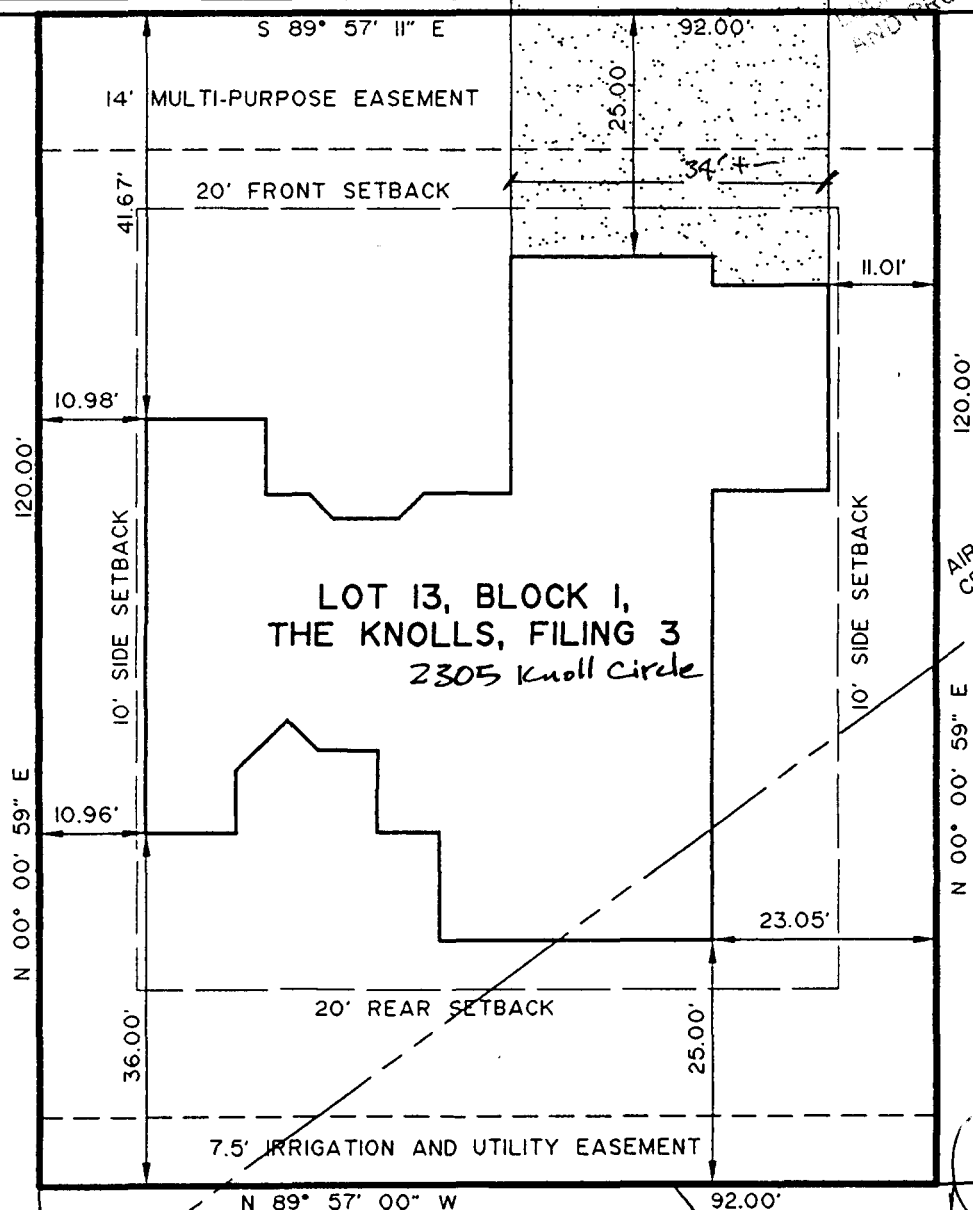
LOT 2
BLOCK 2
FILING 2

LOT 6
BLOCK 2
FILING 3

LOT 5
BLOCK 2
FILING 3

2305 KNOLL CIRCLE

ACCEPTED
XV 3-15-99
PLANNING
PROPERTY
EASEMENTS
AND PROPERTY LINES



LOT 1
BLOCK 4
FILING 2

LOT 12

AIRPORT
CRITICAL
ZONE

N

SCALE: 1" = 20'

David Davis
Rich Davis
3-3-99

LOT 6, BLOCK 2,
FILING 1

LOT 7, BLOCK 2,
FILING 1

JOB NO. 8367-67