

FEE \$	10'
TCP \$	0
SIF \$	292'



BLDG PERMIT NO. 70901

9

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

2945-011-98-004 OK

BLDG ADDRESS 2311 Knoll Circle TAX SCHEDULE NO. N/A ~~7~~

SUBDIVISION The Knolls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2225

FILING BLK 3 2 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 Edge Drive NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2373 USE OF EXISTING BLDGS New Single Family

(2) APPLICANT Monument Homes DESCRIPTION OF WORK AND INTENDED USE: New Construction

(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 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 20' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2

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

Maximum Height 32' 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 6/23/99

Department Approval Ronnie Edwards Date 6/24/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1244

Utility Accounting [Signature] Date 6/24/99

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 1

LOT 3, BLOCK 1

2311 KNOLL CIRCLE

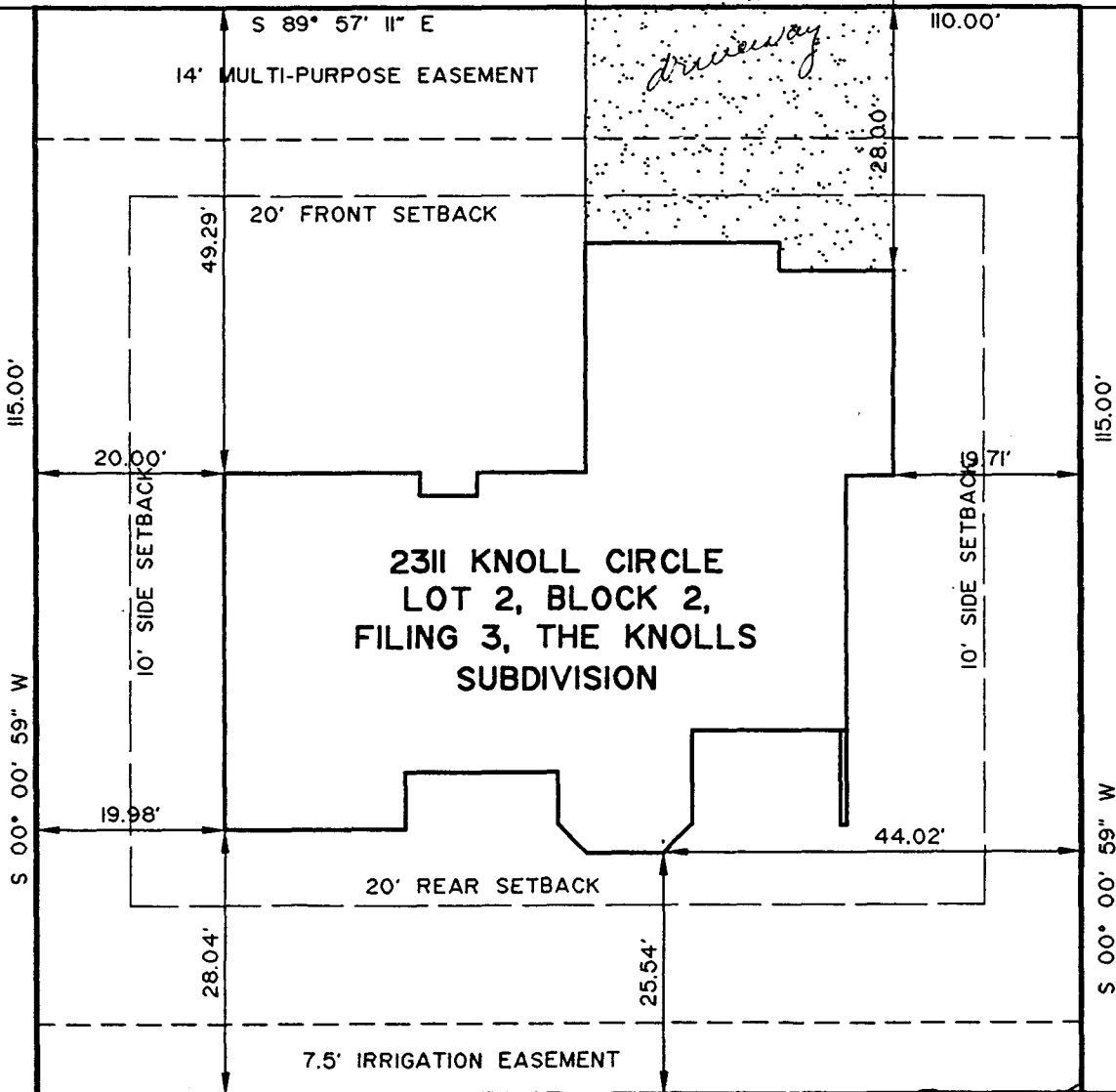
LOT 1
BLOCK 2

LOT 3
BLOCK 2

2311 KNOLL CIRCLE
LOT 2, BLOCK 2,
FILING 3, THE KNOLLS
SUBDIVISION

N

1" = 20'



Handwritten: Dave O.K. 6/25/99

ACCEPTED *Donnie Edwards 6/24/99*

ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING LOCAL AND STATE EASEMENTS AND PROPERTY LINES.

LOT 6
BLOCK 2

LOT 5
BLOCK 2

LOT 4
BLOCK 2

JOB NO. 8382-61