

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 70903

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2317 KNOWL CIRCLE TAX SCHEDULE NO. 2945-001-98-012
 SUBDIVISION THE KNOWLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2225
 FILING ³BLK 1 LOT 12 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 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 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 32' CENSUS 10 TRAFFIC 21 ANN# _____

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. 1247

Utility Accounting [Signature] Date _____

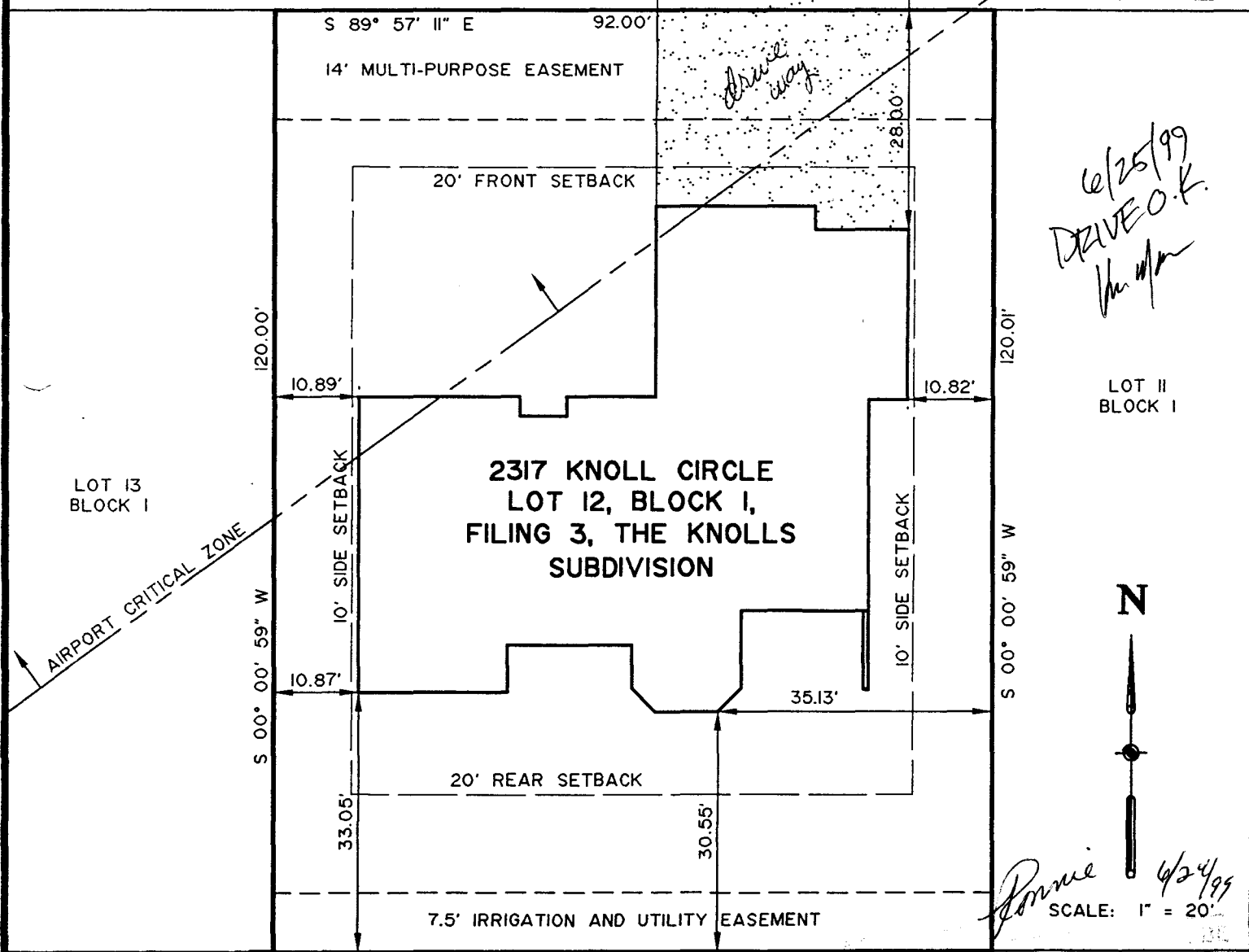
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 6, BLOCK 2

LOT 5, BLOCK 2

2317 KNOLL CIRCLE



6/25/99
 DRIVE O.K.
[Signature]

LOT II
 BLOCK I

N



Ronnie 6/24/99
 SCALE: 1" = 20'

N 89° 57' 00" W 92.00'

BLOCK 2
 KNOLLS SUBDIVISION, FILING 1
 PLAT BOOK 15, PAGE 243 - 244

JOB NO. 8382-62