

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 70928

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

4A

BLDG ADDRESS 2323 Knoll Circle TAX SCHEDULE NO. 2945-011-98-003 <sup>OK</sup>

SUBDIVISION THE Knolls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3062

FILING <sup>3</sup>BLK 2 LOT 3 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 Construction

(2) APPLICANT MONUMENT HOMES DESCRIPTION OF WORK AND INTENDED USE:  
(2) ADDRESS 759 HORIZON Drive New Single Family Home

(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

Special Conditions \_\_\_\_\_

Side 10 from PL Rear 20 from PL

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 June 24, 1999

Department Approval Ronnie Edwards Date 6/25/99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12111

Utility Accounting [Signature] Date 4/1/99

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

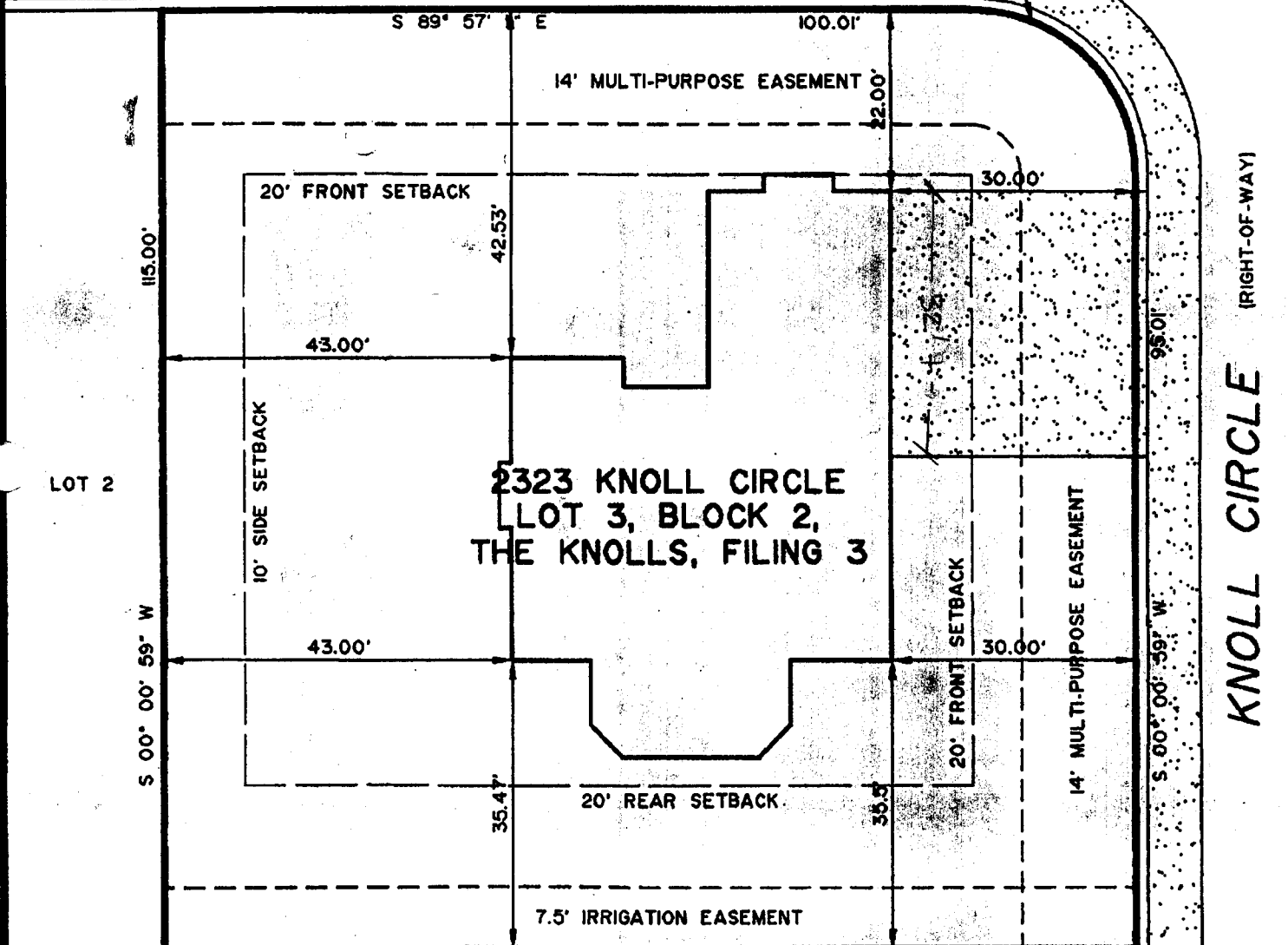
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2323

# KNOLL CIRCLE

(RIGHT-OF-WAY)

$\Delta$  = 89° 58' 11"  
R = 20.00'  
L = 31.41'  
T = 19.99'  
C = 28.28'  
CB = N 44° 58' 06" W



KNOLL CIRCLE (RIGHT-OF-WAY)



SCALE: 1" = 20'

ACCEPTED *Ronnie 6/25/99*  
 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.

LOT 4

JOB NO. 8382-55

AIRPORT CRITICAL ZONE