

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



BLDG PERMIT NO. 72258

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

BLDG ADDRESS 2335 KNOLL CIRCLE TAX SCHEDULE NO. 2945 -011-98-011
 SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION APPROX 3100
 FILING ³ BLK 1 LOT 10 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
 (2) ADDRESS 755 Horizon Drive DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-4890 New Single Family Home

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) 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 OCTOBER 3, 1999
 Department Approval [Signature] Date 10-6-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12618
 Utility Accounting [Signature] Date 10/11/99

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)

2335 KNOLL CIR.
KNOLL CIRCLE

$\Delta = 53^{\circ} 07' 49''$
 $R = 20.00'$
 $L = 18.55'$
 $T = 10.00'$
 $C = 17.89'$
 $CB = N 63^{\circ} 23' 17'' W$

$\Delta = 58^{\circ} 50' 04''$
 $R = 50.00'$
 $L = 51.34'$
 $T = 28.19'$
 $C = 49.12'$
 $CB = S 66^{\circ} 14' 25'' E$

S 89° 57' 11" E

35.78'

TELEPHONE
 PEDESTAL

MULTI-PURPOSE EASEMENT
 FRONT SETBACK

LOT II

S 00° 00' 59" W

126.33'

10' SIDE SETBACK

15.82'

LOT 10
 BLOCK 1
 FILING 3

11.71'

21.26'

20' REAR SETBACK

7.5' IRRIGATION AND UTILITY EASEMENT
 N 75° 12' 00" W

24.95'

10.68'

16.47'

S 05° 37' 53" E
 128.01'

10' SIDE SETBACK

N



SCALE: 1" = 20'

LOT 9

10/4/99
 DRIVE O.K.

[Signature]

KNOLLS SUBDIVISION,
 FILING 1

ACCEPTED *Ronnie* 10/11/99
 113.08'

JOB NO. 8382-77