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BLDG PERMIT NO.	70497
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>2341 Knott Circle</u>	TAX SCHEDULE NO. <u>2345-011-38-009</u>
SUBDIVISION <u>The Knolls</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>6187A</u>
FILING <u>3</u> BLK <u>1</u> LOT <u>9</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>OP Development LLC</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>3695 Ridge Drive</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-2373</u>	USE OF EXISTING BLDGS <u>New Single Family</u>
(2) APPLICANT <u>Monument Homes</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>759 Horizon Drive</u>	<u>Dec construction</u>
(2) TELEPHONE <u>243-4890</u>	

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 <u>PR 2.7</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	
	CENSUS <u>10</u> TRAFFIC <u>21</u> 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 <u>[Signature]</u>	Date <u>June 7, 1999</u>
Department Approval <u>[Signature]</u>	Date <u>6/9/99</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12305

Utility Accounting [Signature] Date 6/9/99

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)

