

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



BLDG PERMIT NO. 70867

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 2347 Knoll Circle TAX SCHEDULE NO. 2945-011-98-009 OK
 SUBDIVISION The Knolls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 31420
 FILING 3 BLK 81 LOT 8 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
 (2) ADDRESS 759 Horizon Drive DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-4890 New Construction

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 _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 20' from PL Rear 10' from PL
 Maximum Height _____
 CENSUS 10* TRAFFIC 21 ANN# _____

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 [Signature] Date 6/23/99
 Department Approval Ronnie Edwards Date 6/30/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12440
 Utility Accounting [Signature] Date 6-30-99

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)

KNOLL CIRC' E

LOT 7

N 89° 57' 11" W

132.84'

10' SIDE SETBACK

S 00° 00' 59" W

32.99'

39.22'

43.93'

2347 KNOLL CIRCLE
LOT 8, BLOCK I,
FILING 3, THE KNOLLS
SUBDIVISION

Δ = 53° 07' 49"
R = 20.00'
L = 18.55'
T = 10.00'
C = 17.89'
CB = S 26° 32' 56" E

Δ = 77° 47' 19"
R = 50.00'
L = 67.88'
T = 40.34'
C = 62.79'
CB = N 14° 13' 10" W

MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

20' REAR SETBACK

10' GRAND VALLEY PROJECT EASEMENT, PROJECT 2C

160.00'

S 00° 00' 59" W

20.16'

42.60'

22.09'

47.80'

120.38'

N 65° 19' 30" W

6/30/99

ACCEPTED FOR RECORD AND INDEXED TO THE PUBLIC RECORDS OF THE COUNTY OF KENT, OHIO, TO CORRECTLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOT 9

MAINTAIN A MIN. 10'
FROM THE PROP. LINE
TO THE EDGE OF THE DRIVE.
KENT MARSH 244-1451



SCALE: 1" = 20'

JOB NO. 8382-59