

|        |                   |
|--------|-------------------|
| FEE \$ | 10 <sup>00</sup>  |
| TCP \$ | —                 |
| SIF \$ | 292 <sup>00</sup> |



BLDG PERMIT NO. 69960

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2350 KNOLL CIRCLE TAX SCHEDULE NO. 2945-011-98-008  
 SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 23007  
 FILING 3 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) ∅  
 (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 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 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 MAY 2, 1999

Department Approval [Signature] Date 5/7/99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 12157

Utility Accounting [Signature] Date 5/7/99

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 CIRCLE

LOT 6

S 89° 57' 11" E

132.84'

10' SIDE SETBACK

34.98'

55.86'

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

AIRPORT CRITICAL ZONE

2350 KNOLL CIRCLE  
THE KNOLLS SUBDIVISION,  
FILING 3

20' REAR SETBACK

10' UTILITY AND IRRIGATION EASEMENT

108.00'

S 00° 00' 59" W

25' DRIVEWAY

59.84'

10' SIDE SETBACK

N 89° 57' 11" W

132.84'

N



LOT 8

ACCEPTED *SLC 5/7/99*  
ANY CHANGES OF RECORD SHALL BE  
APPROVED BY THE RECORDING  
DEPARTMENT AND THE  
RECORDING OFFICE SHALL  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Drive OK  
Tech Davis  
5-4-99*

SCALE: 1" = 20'

JOB NO. 8382-19