

FEE \$	10 ⁻
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 69448

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

Call when ready

(Handwritten initials)

BLDG ADDRESS 3646 P.1332 Way TAX SCHEDULE NO. 2945-011-95-003
 SUBDIVISION Knolls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1950
 FILING 2 BLK 4 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER O P Development NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 759 Horizon NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243 4890 USE OF EXISTING BLDGS 0
 (2) APPLICANT Movement Homes DESCRIPTION OF WORK AND INTENDED USE: New Residence
 (2) ADDRESS 759 Horizon
 (2) TELEPHONE 243 4890

Penny

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 PR2.1 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 10' from PL Rear 20' 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 4-2-99
 Department Approval Ronnie Edwards Date 4-22-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12136

Utility Accounting [Signature] Date 4/22/99

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)

AIRPORT CRITICAL ZONE

ACCEPTED *Ronnie 4/22/99*
... EASEMENTS
AND PROPERTY LINES.

LOT 2

Δ = 26° 11' 16"
R = 286.00'
L = 130.72'
T = 66.52'
C = 129.58'
CB = S 11° 09' 21" E

N 88° 02' 52" E

138.12'

12.04'

10' SIDE SETBACK

71.00'

33.10'

40.90'

3646 PIAZZA WAY
THE KNOLLS SUBDIVISION,
FILING 3

20' REAR SETBACK

85.00'

S 05° 30' 00" W

44.17'

PIAZZA WAY

20' FRONT SETBACK

20.83'

10' SIDE SETBACK

7.5' IRRIGATION AND
UTILITY EASEMENT

114.98'

S 65° 44' 32" W



LOT 4

*Done OK
Trek Davis
4-6-99*

SCALE: 1" = 20'

JOB NO. 8382-05

new revised site plan 4-6-99 - Ronnie