

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 69036

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>3694 Piazza Way</u>	TAX SCHEDULE NO. <u>2945-011-95-001</u>
SUBDIVISION <u>THE Knolls</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>4242 A</u>
FILING <u>2</u> BLK <u>4</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>-0-</u>
(1) OWNER <u>CP Development LLC</u>	NO. OF DWELLING UNITS BEFORE: <u>-0-</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>3695 Ridge Drive, GJ 81506</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>Single Family</u>
(2) APPLICANT <u>MONUMENT HOMES</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>759 Horizon Drive, GJ 81506</u>	<u>New Single Family 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 _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height _____	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).

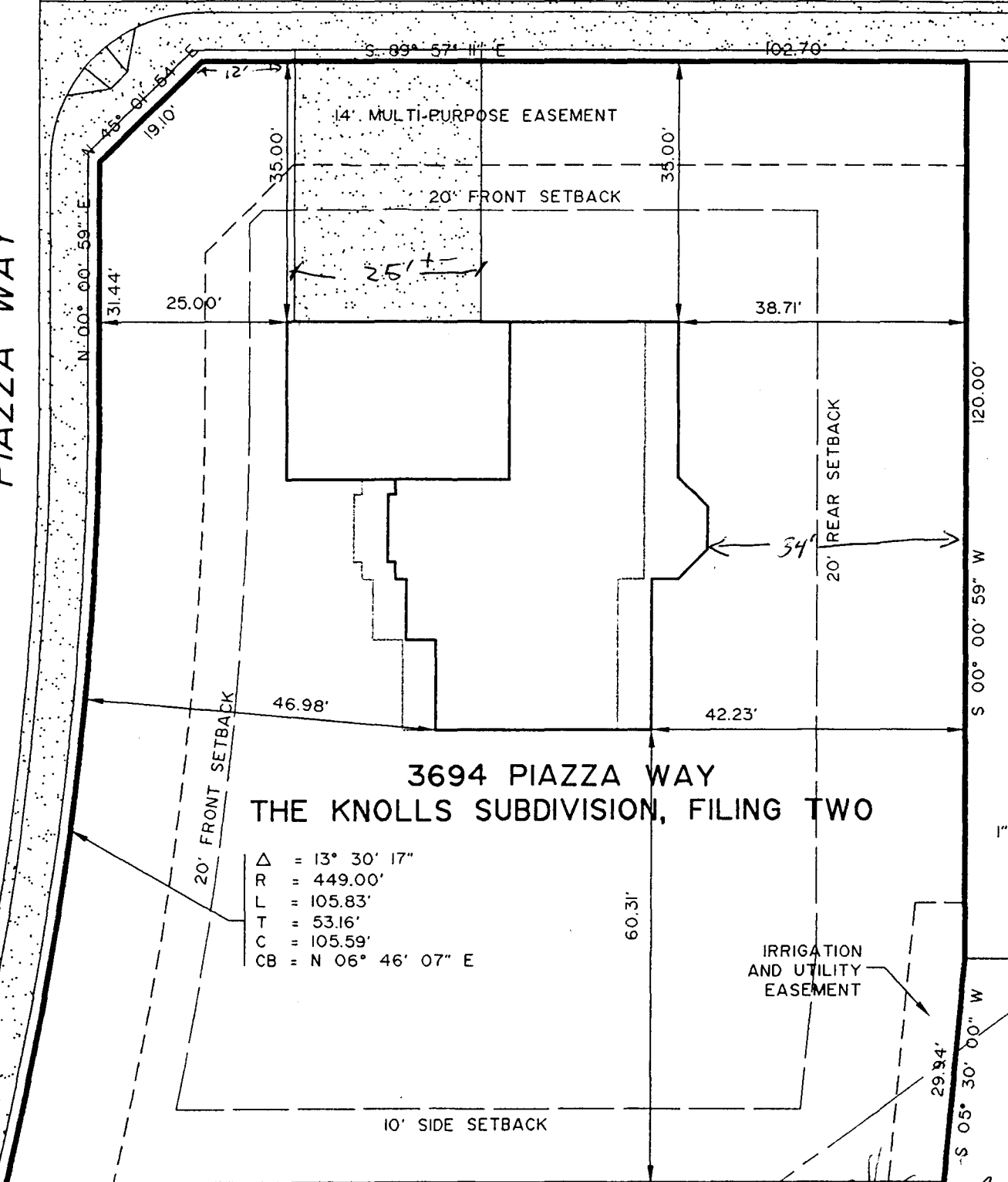
Applicant Signature <u>[Signature]</u>	Date <u>3/8/99</u>
Department Approval <u>[Signature]</u>	Date <u>3-11-99</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____	W/O No. <u>12014</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/11/99</u>

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

PIAZZA WAY



3694 PIAZZA WAY
THE KNOLLS SUBDIVISION, FILING TWO

- Δ = 13° 30' 17"
- R = 449.00'
- L = 105.83'
- T = 53.16'
- C = 105.59'
- CB = N 06° 46' 07" E



1" = 20'

ACCEPTED SLC 3-1-99
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. FOR THE CITY OF DENVER
 RECORDING TO CORRECTLY
 LOCATE ALL EASEMENTS
 AND PROPERTY LINES.

Dianna O'Neil
Rich Rogers
 3-9-99