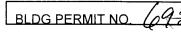
FEE \$	10
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SIF \$	292





PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 3745 PIAZZA Way	TAX SCHEDULE NO. 2945-011-94-604	
SUBDIVISION THE KNOWS	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1925	
FILING 2 BLK 3 LOT 4	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER OP DEVELOPMENT, LLC	NO. OF DWELLING UNITS	
(1) ADDRESS 3695 RICHE DOILE	BEFORE: AFTER: THIS CONSTRUCTION	
(1) TELEPHONE 241-2273	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION	
(2) APPLICANT MONUMENT HOMES	USE OF EXISTING BLDGS Now Single Family	
(2) ADDRESS 759 HURIZON DRIVE	DESCRIPTION OF WORK AND INTENDED USE:	
(2) TELEPHONE 243-4890	You Construction	
REQUIRED: One plot plan, on 8 $\frac{1}{2}$ " 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.		
ZONE	-	
Maximum Height	CENSUS 10 TRAFFIC 21 ANNX#	
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	Date 3/23/99	
Department Approval Thorsa & E	Levails Date \$1/21/99	
Additional water and/or sewer tap fee(s) are required: YES \sqrt{NO} NO \sqrt{NO} W/O No. $\sqrt{2/3}$		
Utility Accounting	Date 4/21/99	
VALID FOR SIX MONTHS FROM DATE/OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)		
(White: Planning) (Yellow: Customer) (Pin	k: Building Department) (Goldenrod: Utility Accounting)	

