

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 69283

[Handwritten signature]

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 3745 Piazza Way TAX SCHEDULE NO. 2945-011-94-004
 SUBDIVISION THE KNOWLES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 19257
 FILING 2 BLK 3 LOT 4 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 241-2273
 USE OF EXISTING BLDGS New Single Family
 (2) APPLICANT MONUMENT HOMES DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 759 HORIZON DRIVE New Construction
 (2) TELEPHONE 243-4890

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 10' from PL Rear 20' from PL
 Maximum Height _____
 CENSUS 10 TRAFFIC 21 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 [Signature] Date 3/23/99
 Department Approval [Signature] Date 4/21/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12131

Utility Accounting [Signature] 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) (Pink: Building Department) (Goldenrod: Utility Accounting)

Bronnie
4/21/99

PLANNED DEVELOPMENT PERMITS
PLANNED DEVELOPMENT PERMITS

LOT 5

N



SCALE: 1" = 20'

S 89° 57' 11" E

118.00'
7.5' IRRIGATION EASEMENT

10' SIDE SETBACK

43.00'
38'

3745
~~3645~~ PIAZZA WAY
THE KNOLLS SUBDIVISION
FILING 2

N 00° 00' 59" E

95.00'

10' UTILITY AND IRRIGATION EASEMENT

20' REAR SETBACK

22.20'

11.84'

28.50'

23.50'

33.4'

20' FRONT SETBACK

25'

14' MULTI-PURPOSE EASEMENT

95.00'

S 00° 00' 59" W

40.67'

35.67'

11.80'

10' SIDE SETBACK

11.82'

43.00'

S 89° 57' 11" E

118.00'

LOT 3

*David K
Tech. Comm
3-23-99*

3745 PIAZZA WAY