

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 68793

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

BLDG ADDRESS <u>3766 PIAZZA WAY</u>	TAX SCHEDULE NO. <u>2945-011-92-001</u>
SUBDIVISION <u>THE KNOLLS</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1977</u>
FILING <u>2</u> BLK <u>1</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>N/A</u>
(1) OWNER <u>OP DEVELOPMENT, LLC.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>3695 RIDGE DRIVE, G.J., CO</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>New Single Family</u>
(2) APPLICANT <u>MONUMENT HOMES</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>759 HORIZON DRIVE</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 <u>2</u>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	
	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 [Signature] Date February 18, 1999

Department Approval [Signature] Date 3-15-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #12027 TR88990

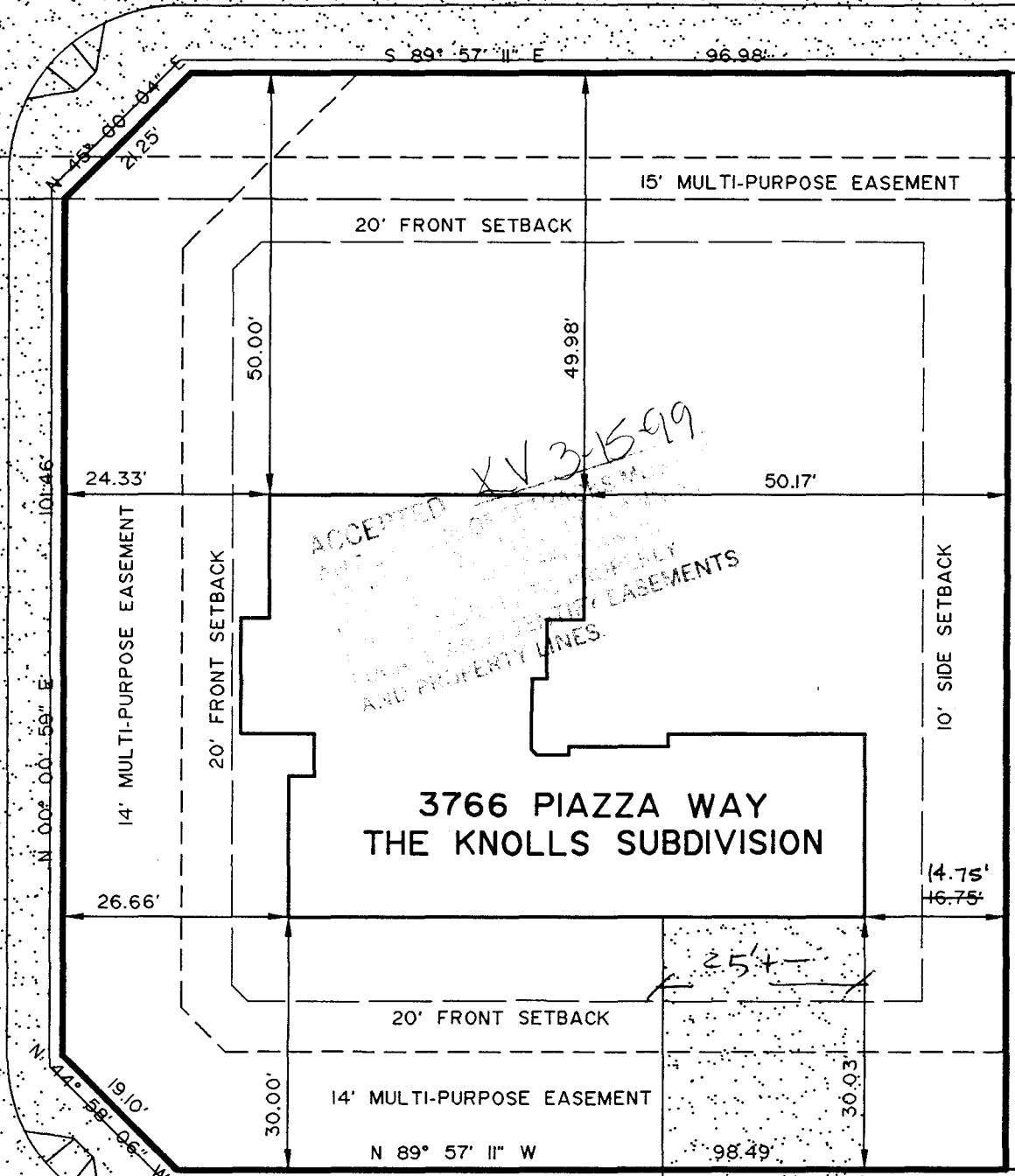
Utility Accounting [Signature] Date 3-15-99

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)

CORTLAND AVENUE

PIAZZA WAY



ACCEPTED  
 PLANNING AND ZONING BOARD  
 1500 UNIVERSITY AVENUE  
 ANN ARBOR MI 48106  
 3-15-99  
 AND PROPERTY LINES

3766 PIAZZA WAY  
 THE KNOLLS SUBDIVISION



SCALE: 1" = 20'

KNOLL CIRCLE

*Done OK  
 Vick Down  
 2-19-99*