

FEE \$	10-
TCP \$	
SIF \$	292-



BLDG PERMIT NO. 68072

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**



BLDG ADDRESS <u>3676 SPARROW CT.</u>	TAX SCHEDULE NO. <u>2945-011-96-015</u>
SUBDIVISION <u>THE KNOLLS</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2100 #</u>
FILING <u>2A</u> BLK <u>5</u> LOT <u>15</u>	SQ. FT. OF EXISTING BLDG(S) <u>-0-</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</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 CONSTRUCTION</u>
(2) APPLICANT <u>MONUMENT HOMES</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>759 HORIZON DRIVE</u>	
(2) TELEPHONE <u>243-4890</u>	<u>SINGLE FAMILY HOME</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 <u>85%</u>
SETBACKS: Front <u>0'</u> <u>20' for garage</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5' interior</u> from PL Rear <u>0'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	
	CENSUS <u>10</u> TRAFFIC <u>21</u> 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 <u>[Signature]</u>	Date <u>DECEMBER 15, 1998</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>2/1/99</u>

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #11904 TR 88435

Utility Accounting <u>[Signature]</u>	Date <u>2-1-99</u>
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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)

*Ronnie* <sup>2</sup>/<sub>1</sub> / 99 LOT 13

N

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

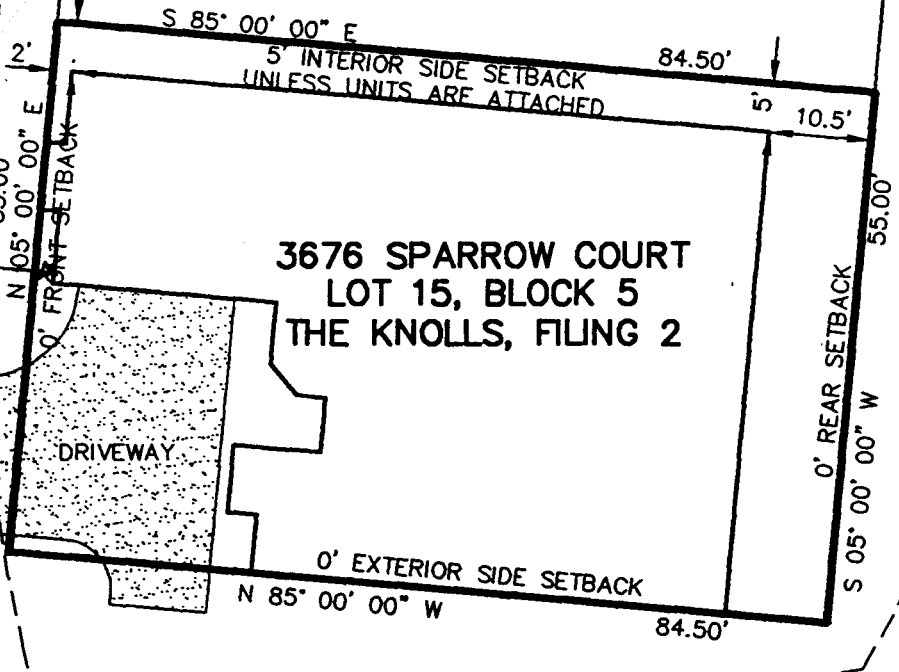
LOT 14

SCALE: 1" = 20'

SPARROW COURT (PRIVATE DRIVE)

14' MULTI-PURPOSE EASEMENT

PIAZZA WAY (RIGHT-OF-WAY)



FERNWOOD COURT (PRIVATE DRIVE)

AIRPORT  
CRITICAL  
ZONE

*Ronnie O. Davis*  
*Paul Davis*

JOB NO. 8367-61