

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



BLDG PERMIT NO. 70401

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 3683 Sparrow Ct. TAX SCHEDULE NO. 2945-011-96-007
 SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2065
 FILING 2 BLK 5 LOT 7 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
 (1) TELEPHONE 241-2373 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Monument Homes USE OF EXISTING BLDGS N/A
 (2) ADDRESS 759 Horizon Drive DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-4890 New Single Family

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 PR2.7 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' (if interior) from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 10 TRAFFIC 21 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 [Signature] Date May 26, 1999
 Department Approval Ronnie Edwards Date 6/2/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. None

Utility Accounting [Signature] Date 6/3/99

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)

N



SCALE: 1" = 20'

8' PEDESTRIAN EASEMENT

LOT 9

Ronnie
6/2/99

LOT 8

14' MULTI-PURPOSE EASEMENT

SPARROW COURT

3083

N 85° 00' 00" W

5' INTERIOR SIDE SETBACK
(UNLESS UNITS ARE ATTACHED)

75.00'

LOT 7

3683 Sparrow Ct.

N 05° 00' 00" E
55.00'
0' REAR SETBACK

0' FRONT SETBACK
55.00'
N 05° 00' 00" E

LOT 7, BLOCK 5
THE KNOLLS SUBDIVISION,
FILING 2

0' EXTERIOR SIDE SETBACK
S 85° 00' 00" E

75.00'

14' MULTI-PURPOSE EASEMENT

FERNWOOD COURT

Ronnie
6-2-99