

FEE \$	10 ✓
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 68073

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 3686 SPARROW CT. TAX SCHEDULE NO. 2945-011-96-014  
 SUBDIVISION THE KNOWLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1670~~8~~  
 FILING 2 BLK 5 LOT 14 SQ. FT. OF EXISTING BLDG(S) 0-  
 (1) OWNER O.P. DEVELOPMENT, L.L.C. 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 SINGLE FAMILY  
 (2) ADDRESS 759 HORIZON DRIVE DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 243-4890 NEW SINGLE FAMILY HOME

**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 85%  
 SETBACKS: Front 20'0" from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 25' from PL Rear 20'0" from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' 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 December 8, 1998

Department Approval [Signature] Date 1-8-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 11850

Utility Accounting [Signature] Date 1-8-99

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) ✓

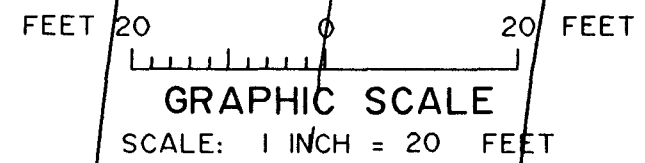
ACCEPTED *KV 1-8-99*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. LOT 13

LOT 12

PIAZZA WAY  
(RIGHT-OF-WAY)

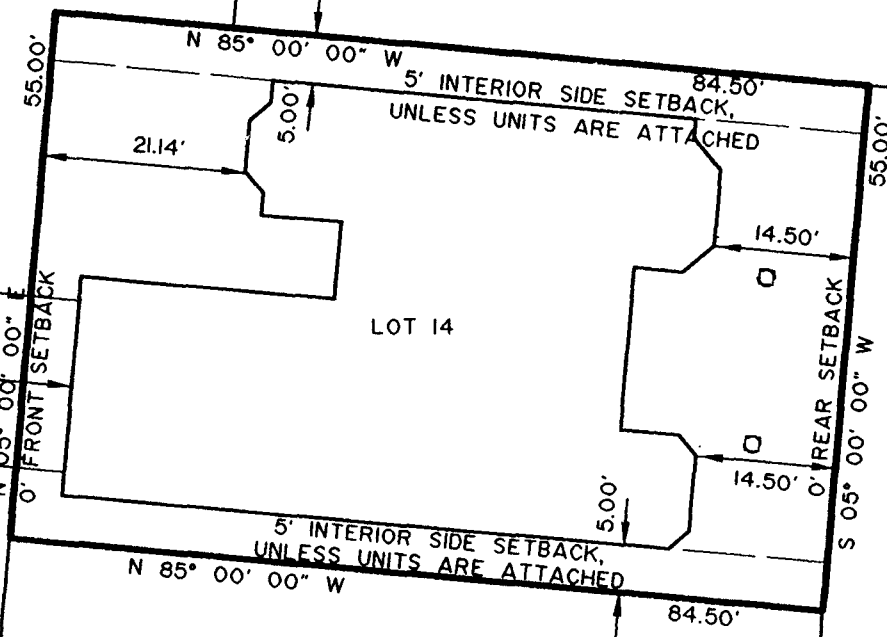
14' MULTI-PURPOSE EASEMENT

N



SPARROW COURT  
(PRIVATE DRIVE)

14' MULTI-PURPOSE EASEMENT



LOT 14

LOT 15

3686 SPARROW CT.

*Handwritten signature and date: 12-16-99*