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BLDG PERMIT NO. 10298

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 3693 Sparrow Ct. TAX SCHEDULE NO. 2945-011-96-008
SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1677#
FILING 2 BLK 5 LOT 8 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
NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 241-2373
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 5' - for patio homes 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 5/24/99
Department Approval Ronnie Edwards Date 5/27/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 10298

Utility Accounting [Signature] Date 5/27/99

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'

TRACT D

ACCEPTED *Permit 5/27/99*
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 9

N 85° 00' 00" W 75.00'
5' INTERIOR SIDE SETBACK (UNLESS UNITS ARE ATTACHED) 5'

LOT 8, BLOCK 5
THE KNOLLS SUBDIVISION,
FILING 2

3693 SPARROW CT.

N 05° 00' 00" E

0' REAR SETBACK

13.67'

13.67'

5' INTERIOR SIDE SETBACK (UNLESS UNITS ARE ATTACHED) 5'

0' FRONT SETBACK

N 05° 00' 00" E

14' MULTI-PURPOSE EASEMENT

SPARROW COURT

LOT 7

5/25/99
DRIVE O.K.
Van N...

3693 Sparrow Ct.

JOB NO. 8358-90-02