

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 70344

EX

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 3703 SPARROW CT. TAX SCHEDULE NO. 2945-011-96-009

SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1877

FILING 2 BLK 5 LOT 9 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 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:
New Construction

(2) ADDRESS 759 HORIZON DRIVE

(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

Side 10/5' from PL Rear 0' envelope Special Conditions _____
interior from PL

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 5/26/99

Department Approval [Signature] Date 6/1/99

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 12253

Utility Accounting [Signature] Date 6-1-99

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

8' PEDESTRIAN EASEMENT

LOT 9

N 85° 00' 00" W 75.00'

5' INTERIOR SIDE SETBACK (UNLESS UNITS ARE ATTACHED)

3703 SPARROW Ct.

LOT 8, BLOCK 5 THE KNOLLS SUBDIVISION, FILING 2

13.67'

0' REAR SETBACK

N 05° 00' 00" E

13.67'

5' INTERIOR SIDE SETBACK (UNLESS UNITS ARE ATTACHED)

0' FRONT SETBACK

N 05° 00' 00" E

22.50'

14' MULTI-PURPOSE EASEMENT

3703 SPARROW COURT

LOT 7

THE HOME IS SHOWN ON THE KIRONG LOT ACCORDING TO THE PARCEL #

Kap 244-1451

JOB NO. 8358-90-02

shown on wrong lot

R82 6/1/99