

FEE \$	10.00
TCP \$	0
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 76532



Your Bridge to a Better Community

BLDG ADDRESS 2187 Fernwood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1877

TAX SCHEDULE NO. 2945-011-97-004 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 1877

FILING 3 BLK 3 LOT 2

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER OP Development, LLC.

(1) ADDRESS 3695 Ridge Drive

(1) TELEPHONE 241-2373

USE OF EXISTING BUILDINGS New Construction

(2) APPLICANT Monument Homes

DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) ADDRESS 3745 Piazza Way

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 260-0077

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) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 0' 5" int. side from PL, Rear 0' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

10' between units Patio home CENSUS 10 TRAFFIC 21 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 August 25, 2000

Department Approval [Signature] Date 9/5/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13363</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/5/00</u>

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)

LOT 3

DRIVE OK
EH
8/29/00

FERNWOOD COURT

2187 FERNWOOD COURT
THE KNOLLS SUBDIVISION,
FILING 3

LOT 2, BLOCK 3, FILING 3
THE KNOLLS

LOT 1

N



SCALE: 1" = 20'

9/5/00
ACCEPTED *C. Jay Nelson*
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.

JOB NO. 40030.00-07

Case