

FEE \$	12.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 76811



Your Bridge to a Better Community

BLDG ADDRESS 2199 Fernwood CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2181

TAX SCHEDULE NO. 2945-011-97-002 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2181

FILING 3 BLK 3 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER OP DEVELOPMENT, LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 3695 Ridge Drive USE OF EXISTING BUILDINGS New

(1) TELEPHONE 241-2373 DESCRIPTION OF WORK & INTENDED USE New Construction

(2) APPLICANT MONUMENT HOMES TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 3745 PIAZZA DRIVE

(2) TELEPHONE 262-0077

**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 PR2.7 Maximum coverage of lot by structures 85%

SETBACKS: Front 0' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 0' extension from PL, Rear 0' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

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 9/14/00

Department Approval [Signature] Date 9/19/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13381</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/19/00</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

9-19-00

*C. Jay Nelson*

ACCEPTED  
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.

14' MULTI-PURPOSE EASEMENT

FERNWOOD CT.  
(PRIVATE DRIVE)

LOT 2

80.00'  
N 27°19'00" W

60.00'  
S 27°19'00" E

75.00'

5' INTERIOR SIDE SETBACK  
(UNLESS UNITS ARE ATTACHED)

N 62°41'00" E

60.00'  
S 27°19'00" E

LOT 1, BLOCK 3  
THE KNOLLS SUBDIVISION,  
FILING 2  
2199 FERNWOOD COURT

60.00'  
0' REAR SETBACK  
N 27°19'00" W

30' EXTERIOR SIDE SETBACK  
75.00'  
S 62°41'00" W

FILING THREE  
S 37°52'07" W  
136.95'  
FILING TWO

*Review OK  
Rick Davis  
9-19-00*

N



SCALE: 1" = 20'

JOB NO. 3399-01