

FEE \$ <u>10</u>
TCP \$ <u>0</u>
SIF \$ <u>292</u>

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

BLDG PERMIT NO. 75410



Your Bridge to a Better Community

BLDG ADDRESS 2211 Fernwood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1877A

TAX SCHEDULE NO. 2945-011-96-8477<sup>006</sup> SQ. FT. OF EXISTING BLDGS -0-

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

FILING X2 BLK 5 LOT 6

(1) OWNER MONUMENT HOMES  
 NO. OF DWELLING UNITS: Before: 0 After: 1 this Construction

(1) ADDRESS 3745 Piazza Way  
 NO. OF BUILDINGS ON PARCEL: Before: 0 After: 1 this Construction

(1) TELEPHONE 243-4890 USE OF EXISTING BUILDINGS New Construction

(2) APPLICANT Monument Homes DESCRIPTION OF WORK & INTENDED USE Single Family

(2) ADDRESS 3745 Piazza Way TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(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 PR2.7. Maximum coverage of lot by structures -

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 0'5" from PL, Rear 10' easement from PL Parking Req'mt 2

Maximum Height building envelopes 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 MAY 30, 2000

Department Approval [Signature] Connie Edwards Date 6/6/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>3145</u>
Utility Accounting	<u>[Signature] Rottie Vanover</u>	Date	<u>6-6-2000</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)

2211 FERNWOOD COURT

LOT 1

14' MULTI-PURPOSE EASEMENT

N 75°18'17" W 60.00'  
0' FRONT SETBACK

N 37°52'07" E  
136.95'

S 14°41'43" W 75.00'  
0' EXTERIOR SIDE SETBACK

2211 FERNWOOD COURT

5.25'

5' INTERIOR SIDE SETBACK  
(UNLESS UNITS ARE ATTACHED)  
S 14°41'43" W 75.00'

LOT 5

~~FLEMING~~ RESIDENCE

S 75°18'17" E 60.00'  
0' REAR SETBACK

20' UTILITY EASEMENT

N



Drive OK  
2/4 5/31/00

*PSE setbacks okay*

*Accepted* 6/6/00

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.

SCALE: 1" = 20'

JOB NO. 8389-83