

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. 74702



Your Bridge to a Better Community

BLDG ADDRESS 2238 Fernwood SQ. FT. OF PROPOSED BLDGS/ADDITION 2083
TAX SCHEDULE NO. 2445-011-97-008 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION THE KNOLES TOTAL SQ. FT. OF EXISTING & PROPOSED 2083
FILING 3 BLK 5 LOT 7 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Monument Homes NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 3645 Piazza Way USE OF EXISTING BUILDINGS NA
(1) TELEPHONE 243-4890 DESCRIPTION OF WORK & INTENDED USE New Single Family
(2) APPLICANT Monument Homes TYPE OF HOME PROPOSED:
(2) ADDRESS 3645 Piazza Way Site Built Manufactured Home (UBC)
(2) TELEPHONE 243-4890 Manufactured Home (HUD)
 Other (please specify) _____

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 RR 2.7 Maximum coverage of lot by structures _____
SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater
5' interior, 0' exterior Parking Req'mt 2
Side 10 from PL, Rear 20 from PL Special Conditions _____
Maximum Height less than 32 feet CENSUS 10 TRAFFIC 21 ANN# _____

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 4/10/00
Department Approval [Signature] Date 4/10/00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>13012</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-13-00</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

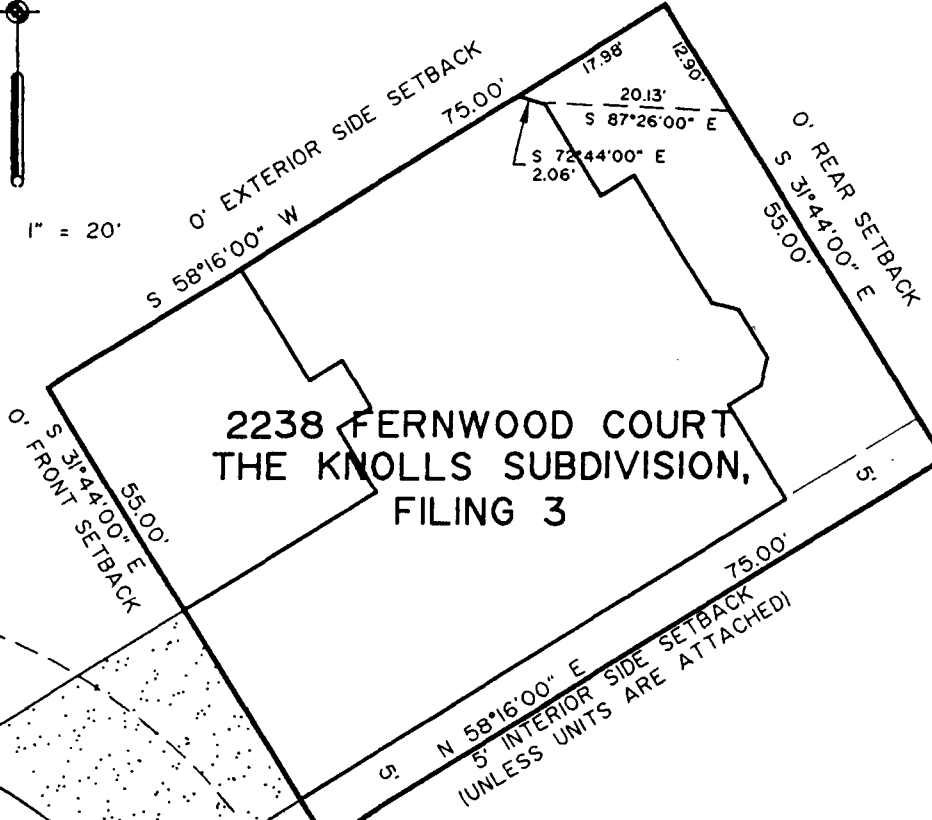
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 1, BLOCK 4
KNOLLS SUBDIVISION, FILING 1
PLAT BOOK 15, PAGE 243-244

N



SCALE: 1" = 20'



2238 FERNWOOD COURT
THE KNOLLS SUBDIVISION,
FILING 3

LOT 8

LOT 9

DRIVE OK
Evo
4/11/00

14' MULTI-PURPOSE EASEMENT

ACCEPTED SUC 4-13-00
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. 8389-55