

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 74707



Your Bridge to a Better Community

BLDG ADDRESS 2250 Fernwood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2200⁷
 TAX SCHEDULE NO. 2945-001-97-009 SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 2200⁷
 FILING 3 BLK 5 LOT 8
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Monument Homes
 (1) ADDRESS 3745 Piazza Way USE OF EXISTING BUILDINGS New Single Family
 (1) TELEPHONE 243-4890 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT Monument Homes
 (2) ADDRESS 3745 PIAZZA Way TYPE OF HOME PROPOSED:
 (2) TELEPHONE 243-4890 Site Built _____ Manufactured Home (UBC)
 _____ 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 PR2.7 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
 Side 5' interior from PL, Rear 20' 0' from PL Parking Req'mt 2
 Maximum Height less than 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 4/11/00
 Department Approval [Signature] Date 4-13-00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>13011</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'

ACCEPTED *SLC 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.

LOT 7

75.00'
N 58°16'00" E
5' INTERIOR SIDE SETBACK
(UNLESS UNITS ARE ATTACHED)

0' REAR SETBACK
S 31°44'00" E
55.00'

2250 FERNWOOD COURT
THE KNOLLS SUBDIVISION,
FILING 3

1/4 MULTI-PURPOSE EASEMENT

55.00'
0' FRONT SETBACK
S 31°44'00" E
75.00'
N 58°16'00" E
0' EXTERIOR SIDE SETBACK

DRIVE OK
End Mh
4/11/00

LOT 9

JOB NO. 8389-54