

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>-</sup>

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 77955



Your Bridge to a Better Community

BLDG ADDRESS 2262 FERNWOOD CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2089A  
TAX SCHEDULE NO. 2945-011-97-009 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION THE KNOWLES TOTAL SQ. FT. OF EXISTING & PROPOSED 2089A  
FILING 3 BLK 3 LOT 9 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 Single Family  
(1) TELEPHONE 241-2373 DESCRIPTION OF WORK & INTENDED USE New Construction  
(2) APPLICANT MONUMENT HOMES TYPE OF HOME PROPOSED:  
(2) ADDRESS 3745 Piazza Way  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE 234-7700  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 Pl2.7 Maximum coverage of lot by structures 85%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 0' + 10' from PL, Rear 20' from PL Parking Req'mt 2  
Maximum Height 32' Special Conditions Wdg envelopes attached  
10' feet between bldgs 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 December 6, 2000  
Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>13595</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12-14-00</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 8

12/14/00

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.

SCALE: 1" = 20'

D

FERNWOOD CT.

14' MULTI-PURPOSE EASEMENT

0' FRONT SETBACK  
N 16°49'00" E

0' EXTERIOR SIDE SETBACK  
S 73°11'00" E  
75.00'

2262 FERNWOOD COURT  
THE KNOLLS SUBDIVISION,  
FILING 3

5' INTERIOR SIDE SETBACK  
(UNLESS UNITS ARE ATTACHED)  
S. 73°11'00" E  
75.00'

0' REAR SETBACK  
S 16°49'00" W  
60.00'

8' PEDESTRIAN EASEMENT

OFFSET D MUST BE GREATER THAN (OR EQUAL TO)

5 FT.

DRIVE OK IF ALTERED AS SHOWN

LOT 10

AND D ≥ 5 FT MAINTAINED.

*David Powell*

12/7/2000