

FEE \$	10.00
TCP \$	292.00
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77726



Your Bridge to a Better Community

BLDG ADDRESS 2299 Knoll Cir. SQ. FT. OF PROPOSED BLDGS/ADDITION 2229

TAX SCHEDULE NO. 2945-011-93-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 2229

FILING 3 BLK 2 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 Single Family

(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 Way

(2) TELEPHONE 234-7700

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 26 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10 from PL, Rear 20 from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

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 November 14, 2000

Department Approval [Signature] Date 11/15/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13557</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-15-00</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)

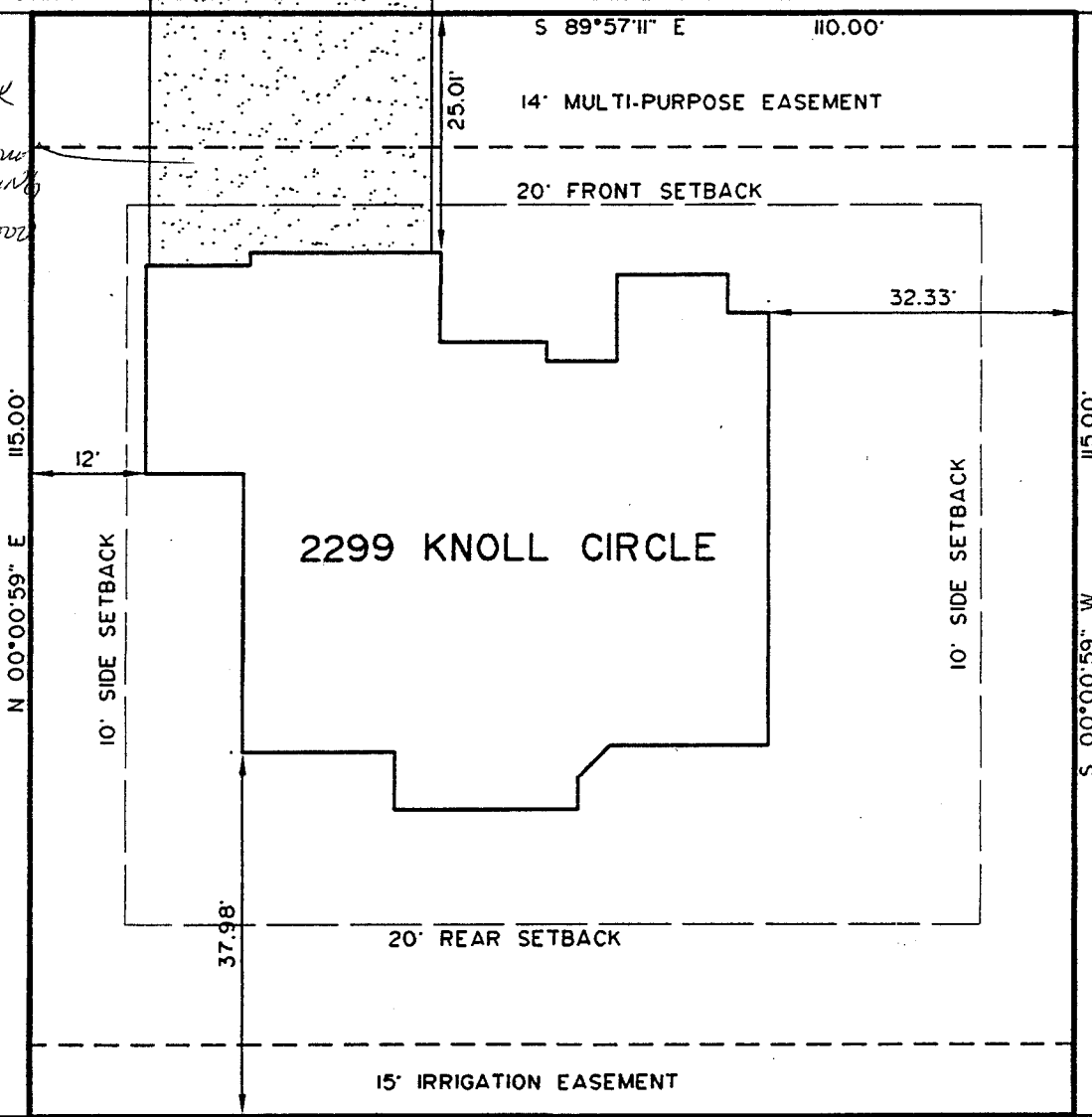
BLOCK ONE

LOT 1

LOT 2

KNOLL CIRCLE

DRIVE OR
DANDY DOW
ENGINEERING
11/15/2000



LOT 2

N



SCALE: 1" = 20'

ACCEPTED *KKA 11/15/00*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS⁶
 AND PROPERTY LINES.

BLOCK TWO

LOT 5

JOB NO. 8389-49