

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

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

BLDG PERMIT NO. 76605



Your Bridge to a Better Community

BLDG ADDRESS 2308 Knowl Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 2726

TAX SCHEDULE NO. 2945-011-98-003 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 2726

FILING 3 BLK 1 LOT 2

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 N/A

(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 263-4022

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 PR 27

Maximum coverage of lot by structures 85%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 10' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height _____

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 August 31, 2000

Department Approval [Signature]

Date 9/5/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>13362</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/5/00</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)

CORTLAND AVENUE

S 89°57'11" E

100.00'

N



SCALE: 1" = 20'

EASEMENT GRANTED TO THE GRAND VALLEY PROJECT
AND THE CITY OF GRAND JUNCTION

15' MULTI-PURPOSE EASEMENT

20' REAR SETBACK

13.01'

12.7'

42'

10' SIDE SETBACK

10.03'

2803 KNOLL CIRCLE
THE KNOLLS, FILING 3

LOT 1

S 00°00'59" W

12.98'

51.00'

LOT 3

S 00°00'59" W

20' FRONT SETBACK

29'

14' MULTI-PURPOSE EASEMENT

S 89°57'11" E

100.00'

ACCEPTED *C. Laine Nelson* 9/15/00

ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING

DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

9/15/00
DRIVE G.K.
[Signature]

KNOLL CIRCLE

LOT 1

LOT 2

JOB NO. 40030.00-08