

previous p.c. expired 12/30/99

previous bldg permit # - 70901

FEE \$	10
TCP \$	—
SIF \$	paid

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

BLDG PERMIT NO. 73821



Your Bridge to a Better Community

BLDG ADDRESS 2311 Knoll Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 2234
 TAX SCHEDULE NO. 2945-011-93-004 SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 2234
 FILING 3 BLK 2 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 New Single Family
 (1) TELEPHONE 241-2373 Home
 (2) APPLICANT Monument Homes DESCRIPTION OF WORK & INTENDED USE
 (2) ADDRESS 759 Horizon Drive 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 PR 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
 Side 10' from PL, Rear 20' from PL Parking Reqmt 2
 Maximum Height 32' 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 2/1/00
 Department Approval Ronnie Edwards Date 2/10/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>See</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>2/10/00</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 2

LOT 3

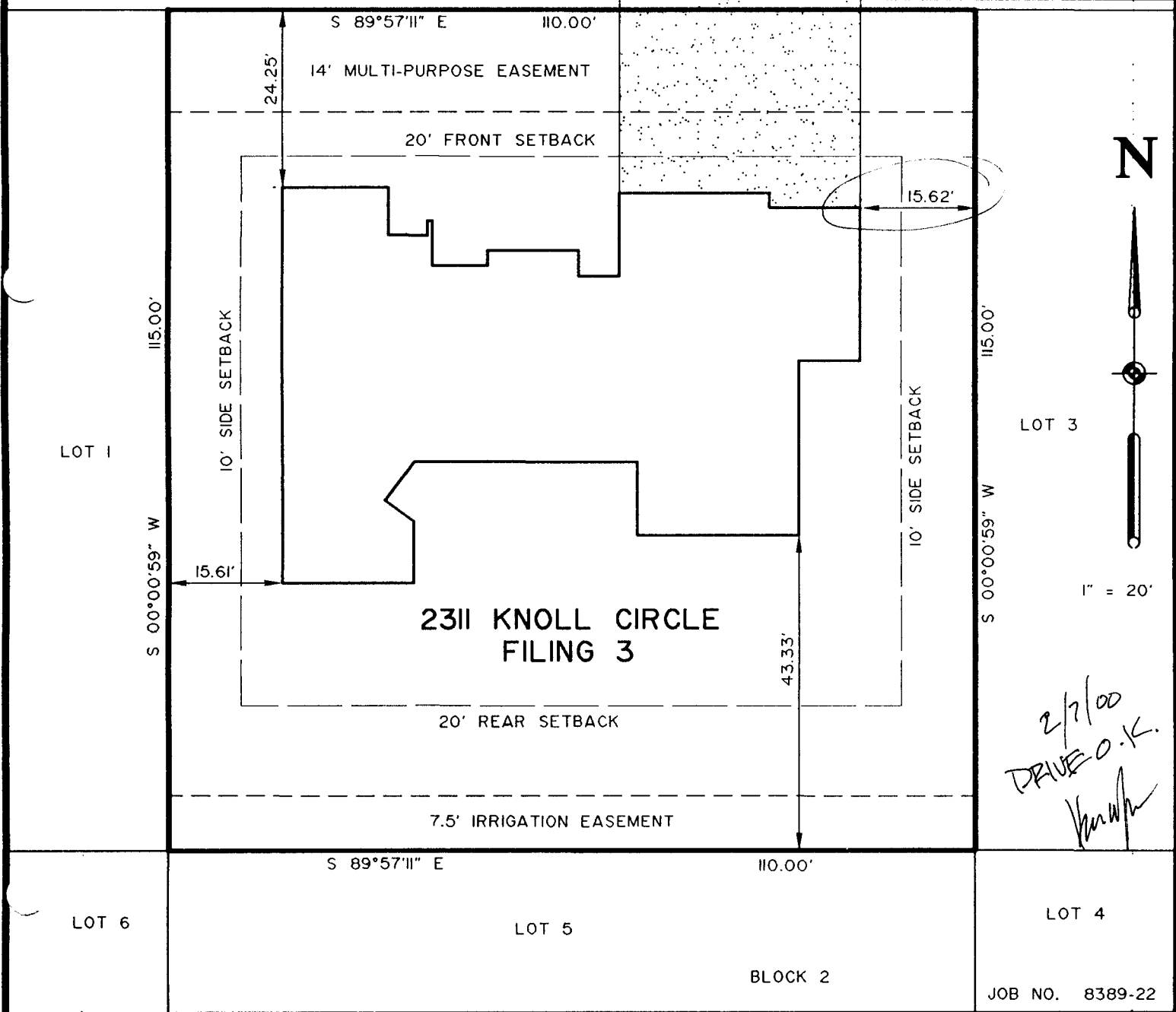
BLOCK 1

ACCEPTED
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.

Donnie 2/10/00

KNOLL CIRCLE

2311



2/7/00
DRIVE O.K.
[Signature]

JOB NO. 8389-22