

FEE'S	10.00
TCP \$	Ø
SIF \$	Ø

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77037



Your Bridge to a Better Community

BLDG ADDRESS 2317 KNOLL CIR. SQ. FT. OF PROPOSED BLDGS/ADDITION 2316
TAX SCHEDULE NO. 2945-011-98-013 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2316
FILING 3 BLK 1 LOT 12
NO. OF DWELLING UNITS:
Before: Ø After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: Ø After: 1 this Construction
(1) OWNER OP Development, LLC
(1) ADDRESS 3695 Ridge Drive
(1) TELEPHONE 241-2373
USE OF EXISTING BUILDINGS N/A
(2) APPLICANT MONUMENT HOMES
DESCRIPTION OF WORK & INTENDED USE New Single Family
(2) ADDRESS 3745 Piazza Way
TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
(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 PR 2.1 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 Req'mt 2
Maximum Height 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 November 7, 2000
Department Approval [Signature] Date 11/13/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>124966/30/99</u>
Utility Accounting	<u>[Signature]</u>	Date <u>11/13/00</u>	<u>[Signature]</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 6

BLOCK TWO

LOT 5

11/13/00

ACCEPTED *Jayne Gibson*
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.

KNOLL CIRCLE

S 89° 57' 11" E 92.00'

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

*DRIVEOK
3H
11/8/00*

LOT 13

2317 KNOLL CIRCLE
THE KNOLLS, FILING 3

LOT 11

SUPPORT CRITICAL ZONE

12.33'
120.00'
S 00° 00' 59" W
10' SIDE SETBACK

12.33'
120.01'
S 00° 00' 59" W
10' SIDE SETBACK

41.67'

41.68'

20' REAR SETBACK

BLOCK ONE

7.5' IRRIGATION AND UTILITY EASEMENT

N 89° 57' 00" W 92.00'

KNOLLS SUBDIVISION, FILING 1

JOB NO. 40030.00-10

