

FEE \$	10
TCP \$	8
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 75207



Your Bridge to a Better Community

BLDG ADDRESS 2320 KNOLL CIR. SQ. FT. OF PROPOSED BLDGS/ADDITION 2234A

TAX SCHEDULE NO. 2945-011-98-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2234A

FILING 3 BLK 1 LOT 3

(1) OWNER MONUMENT HOMES

(1) ADDRESS 3745 PIAZZA WAY

(1) TELEPHONE 243-4890

(2) APPLICANT MONUMENT HOMES

(2) ADDRESS 3745 PIAZZA WAY

(2) TELEPHONE 243-4890

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS NA

DESCRIPTION OF WORK & INTENDED USE New Single Family

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

MAY 16 2000

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)
 or from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 10' from PL, Rear 20' from PL

Parking Reqmt 2

Maximum Height 37'

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 May 8, 2000

Department Approval [Signature]

Date 5/16/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13104</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>5/16/00</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'

EASEMENT GRANTED TO THE GRAND VALLEY PROJECT AND THE CITY OF GRAND JUNCTION (PLAT BOOK 15, PAGE 243-244)

15' MULTI-PURPOSE EASEMENT

20' REAR SETBACK

2320 KNOLL CIRCLE

LOT 4

LOT 2

S 00°00'59" W

130.00'

10' SIDE SETBACK

11.98'

51'

57.53'

10' SIDE SETBACK

S 00°00'59" W

130.00'

N



SCALE: 1" = 20'

12'

20' FRONT SETBACK

8'

25'

14' MULTI-PURPOSE EASEMENT

25.04'

drive

S 89°57'11" E 100.00'

*DRIVE OK
Ems theh
5/12/00*

KNOLL CIRCLE

2320 Knoll Cir

ACCEPTED Bonnie 5/12/00
 THIS MAP IS SET FORTH AS
 THE RESULT OF A SURVEY
 CONDUCTED BY THE SURVEYOR
 AND THE CITY OF GRAND JUNCTION
 AND PROPERTY LINES.
Setbacks okay - RSE

LOT 2

BLOCK

2

LOT 3

JOB NO. 8389-69