

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



BLDG PERMIT NO. 73410

EX

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2326 Knoll Circle TAX SCHEDULE NO. 2945-011-93-006

SUBDIVISION THE KNOLLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2022 sq

FILING ³BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER OP Development LLC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3695 Ridge Drive

(1) TELEPHONE 241-2373 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MONUMENT HOMES USE OF EXISTING BLDGS N/A

(2) ADDRESS 759 HORIZON DRIVE DESCRIPTION OF WORK AND INTENDED USE:
New Construction

(2) TELEPHONE 243-4890

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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 10 from PL Rear 20' from PL Special Conditions _____

Maximum Height _____ 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 December 29, 1999

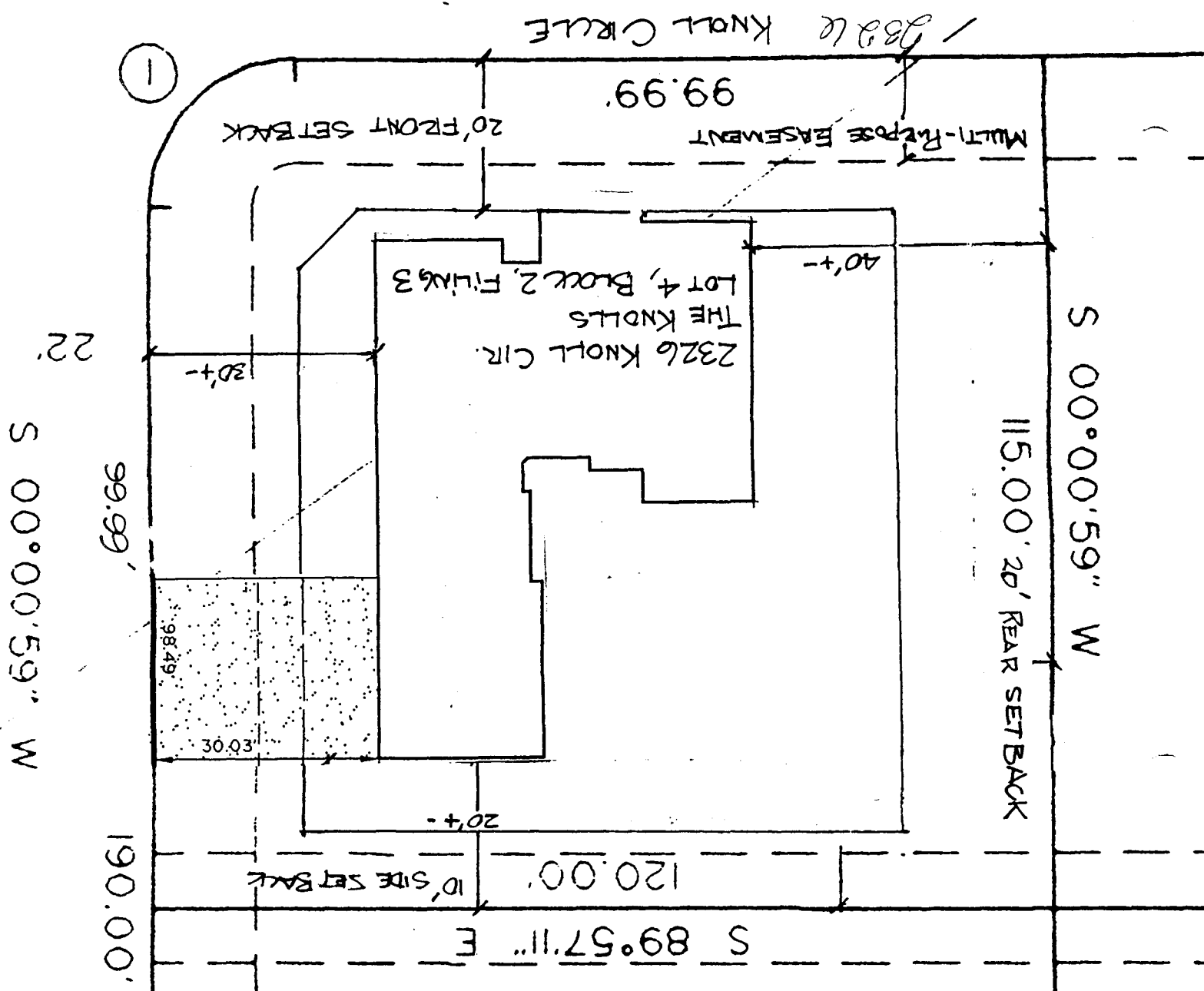
Department Approval [Signature] Date 1/19/00

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12798

Utility Accounting [Signature] Date 1/19/00

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)



ACCEPTED *1/19/20*

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.

Denise OK
Robert Dennis
12-20-19

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