

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 74752



Your Bridge to a Better Community

BLDG ADDRESS 2329 KNOLL CIRCLE SQ. FT. OF PROPOSED BLDGS/ADDITION 2229

TAX SCHEDULE NO. 2945-011-98-012 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION THE KNOLES TOTAL SQ. FT. OF EXISTING & PROPOSED 2229

FILING 3 BLK 1 LOT 11

(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 - 0 -

DESCRIPTION OF WORK & INTENDED USE New Single Family

TYPE OF HOME PROPOSED:  
 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 TB

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 \_\_\_\_\_

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 4/13/06

Department Approval [Signature: G. Aragon]

Date 4/17/06

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

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 5

BLOCK 2

LOT 4

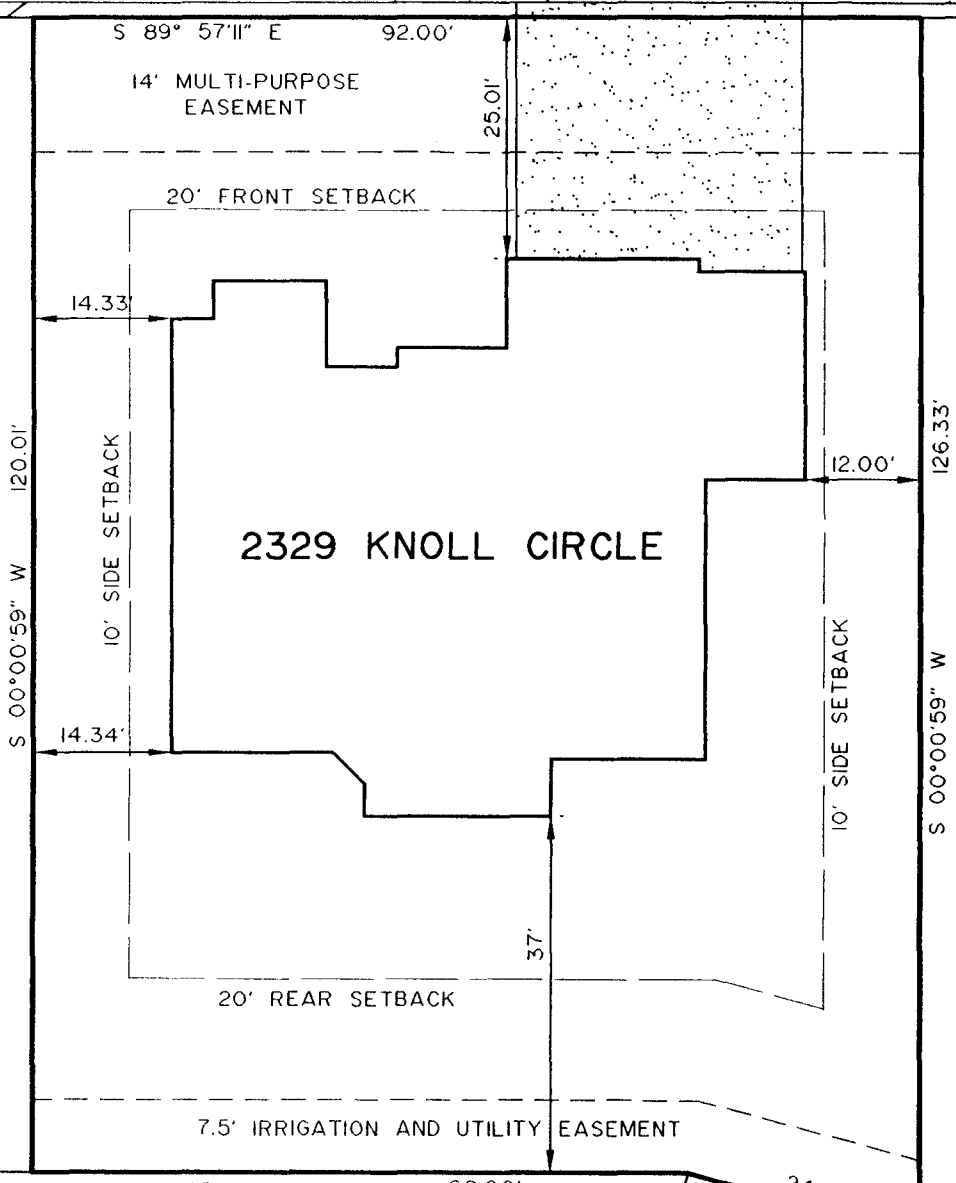
ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE DISTRICT PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*W/Isler 4/17/00*

KNOLL CIRCLE

*DRIVE OK  
 EWD  
 4/17/00*

LOT 12



N



SCALE: 1" = 20'

LOT 10

BLOCK 2  
 KNOLLS SUBDIVISION, FILING 1  
 PLAT BOOK 15, PAGE 243 - 244

JOB NO. 8389-49