

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰


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

BLDG PERMIT NO. 74557



Your Bridge to a Better Community

BLDG ADDRESS 2338 KNOLL CIR. SQ. FT. OF PROPOSED BLDGS/ADDITION 3000~~0~~

TAX SCHEDULE NO. 2945-011-98-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 3000~~0~~

FILING 3 BLK 1 LOT 5

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

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

(1) OWNER MONUMENT HOMES

(1) ADDRESS 759 HORIZON DRIVE

(1) TELEPHONE 243-4890

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT MONUMENT HOMES

DESCRIPTION OF WORK & INTENDED USE New Construction

(2) ADDRESS 759 HORIZON DRIVE

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

(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) 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 3/27/00

Department Approval [Signature] Date 4-3-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>62991</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/3/00</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

EASEMENT GRANTED TO THE GRAND VALLEY PROJECT AND THE CITY OF GRAND JUNCTION

15' MULTI-PURPOSE

20' REAR SETBACK

2338 KNOLL CIRCLE
THE KNOLLS, FILING 3

10' UTILITY AND IRRIGATION EASEMENT

LOT 4

S 20°54'22" W
112.66'

10' SIDE SETBACK

44.12'

20' REAR SETBACK

26.42'

S 00°00'59" W
111.00'

10' SIDE SETBACK

5' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

S 75°12'50" W

ACCEPTED *SUA 4-3-00*
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.

- Δ = 54° 18' 28"
- R = 50.00'
- L = 47.39'
- T = 25.65'
- C = 45.64'
- CB = S 41° 56' 24" E

LOT 6



SCALE: 1" = 20'

KNOLL CIRCLE

*4/13/00
DRIVE OK
[Signature]*