

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 74744



Your Bridge to a Better Community

BLDG ADDRESS 2341 Knoll Circle SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945 011-98-009 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION The Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

(1) OWNER Dav. O Jull NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 2341 Knoll Circle NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) TELEPHONE 970-263-8031 USE OF EXISTING BUILDINGS \_\_\_\_\_

(2) APPLICANT Quality Pools DESCRIPTION OF WORK & INTENDED USE Inground Pool

(2) ADDRESS 616 N 1st Street TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 241-8412

**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 \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5' from PL, Rear 5' from PL  
 Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

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).

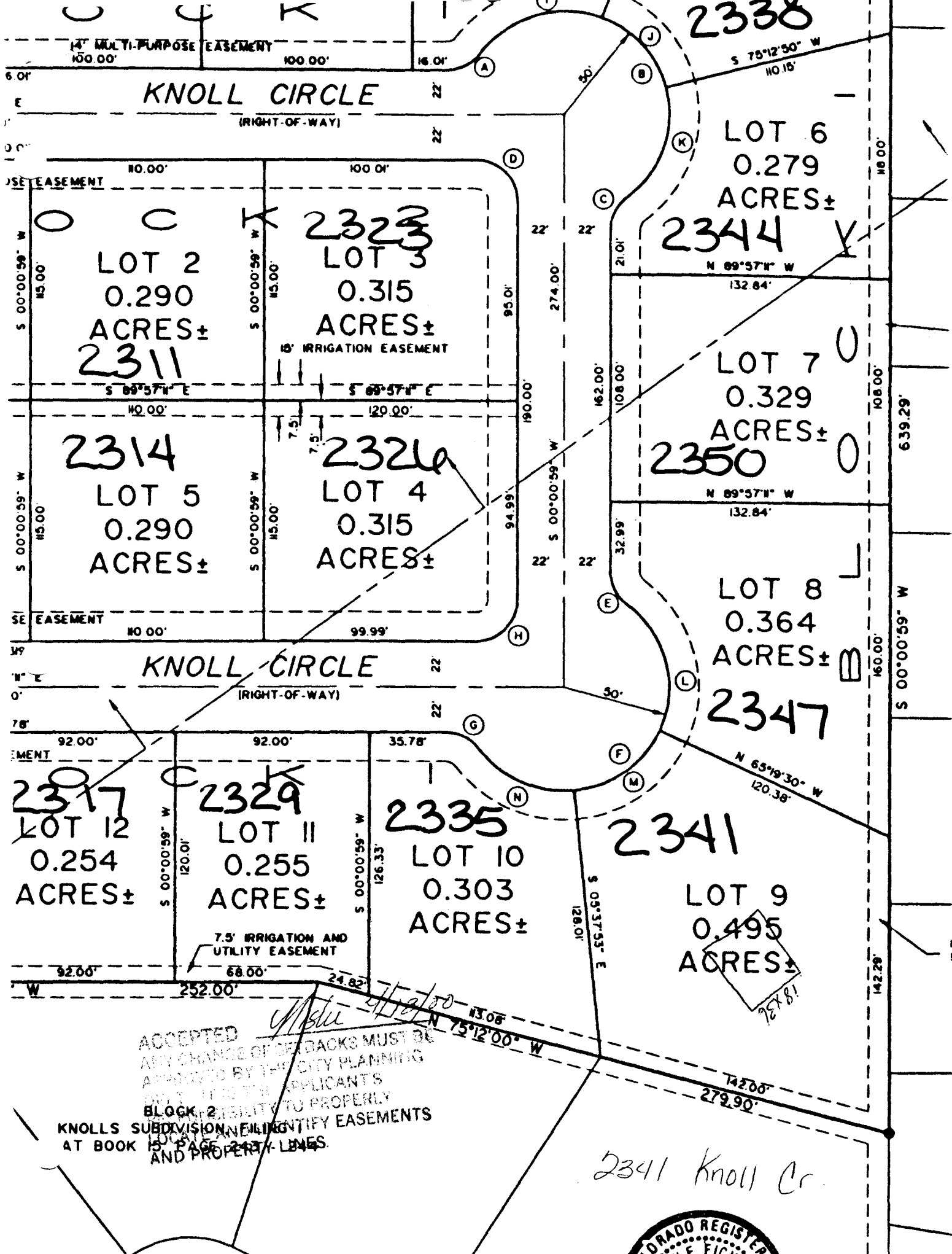
Applicant Signature [Signature] Date 4-13-2000

Department Approval [Signature] Date 4/13/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <input checked="" type="checkbox"/>
Utility Accounting	<u>Kate Hart</u>	Date	<u>4/13/00</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)



2338

KNOLL CIRCLE

(RIGHT-OF-WAY)

LOT 6  
0.279  
ACRES±

2344

N 89°57'11" W  
132.84'

LOT 7  
0.329  
ACRES±

2350

N 89°57'11" W  
132.84'

LOT 8  
0.364  
ACRES±

2347

KNOLL CIRCLE

(RIGHT-OF-WAY)

N 65°19'30" W  
120.38'

2335  
LOT 10  
0.303  
ACRES±

2341

LOT 9  
0.495  
ACRES±

2329  
LOT 11  
0.255  
ACRES±

2317  
LOT 12  
0.254  
ACRES±

2324  
LOT 4  
0.315  
ACRES±

2311  
LOT 2  
0.290  
ACRES±

2314  
LOT 5  
0.290  
ACRES±

ACCEPTED  
ANY CHANGE OF DEEDS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
DUTY TO PROPERLY  
BLOCK 2 IDENTIFY EASEMENTS  
AT BOOK 15 PAGE 2437-4045  
AND PROPERTY LINES.



2341 Knoll Cr.