

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

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

BLDG PERMIT NO. 77304



Your Bridge to a Better Community

BLDG ADDRESS 2344 KNOLL CIR SQ. FT. OF PROPOSED BLDGS/ADDITION 2581

TAX SCHEDULE NO. 2945-011-98-007 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2581

FILING 3 BLK 1 LOT 6 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER OP DEVELOPMENT, LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 3695 Ridge Drive USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-2373 DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) APPLICANT MONUMENT HOMES TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 3745 PIAZZA WAY (2) TELEPHONE 263-4022

**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 PD 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't 2

Maximum Height 32' 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 October 23, 2000

Department Approval C. Faye Johnson Date 10/26/00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>13504</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>10/26/00</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)

LOT 7

DRIVE OK  
24  
10/25/00

AIRPORT CRITICAL ZONE

N 89°57'11" W

132.84'

10' SIDE SETBACK

S 00°00'59" W

21.01'

51.33'

34.85'

2344 KNOLL CIRCLE  
THE KNOLLS, FILING 3

20' FRONT SETBACK

L=59.28'  
R=50.00'

MULTI-PURPOSE EASEMENT

S 00°00'59" W

10' UTILITY AND IRRIGATION EASEMENT

20' REAR SETBACK

32.01'

34.86'

10' SIDE SETBACK

24.36'

S 75°12'50" W

110.15'

SCALE: 1" = 20'



ACCEPTED  
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.

10/26/00  
C. Fay Gibson

LOT 5