

FEE \$	10
TCP \$	—
SIF \$	—

*previously paid*

### PLANNING CLEARANCE

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

BLDG PERMIT NO. 75714



*ex*

BLDG ADDRESS 2347 Knoll Cir. SQ. FT. OF PROPOSED BLDGS/ADDITION 3000

TAX SCHEDULE NO. 2945-011-98-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 3000

FILING 3 BLK 1 LOT 8

(1) OWNER Monument Homes NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) ADDRESS 3745 Piazza Way NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) TELEPHONE 243-4890 USE OF EXISTING BUILDINGS New Single Family

(2) APPLICANT Monument Homes DESCRIPTION OF WORK & INTENDED USE New

(2) ADDRESS 3745 PIAZZA Way 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 20 from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_

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 6/26/00

Department Approval Ronnie Edwards Date 6/26/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> <u>paid 6/30/00</u>
Utility Accounting	<u>GHAIT</u>	Date	<u>6/29/00</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)