

FEE \$	10.00
TCP \$	400.00
SIF \$	292.00

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

BLDG PERMIT NO. 93398



Your Bridge to a Better Community

BLDG ADDRESS 2251 CORTINA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2200

TAX SCHEDULE NO. 2945-014-50-011 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION THE KNOWLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2200

FILING 5 BLK NA LOT 11

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 234-7700

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 234-7700

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 100%

SETBACKS: Front 0' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 5/0' from PL, Rear 0' from PL Parking Req'mt 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 12/28/01

Department Approval [Signature] Date 12/28/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14462</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/28/01</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)

CORTINA COURT

N



SCALE: 1" = 20'

0' FRONT SETBACK
N 75°47'22" E

65.00'

19'

5' INTERIOR SIDE SETBACK
(UNLESS UNITS ARE ATTACHED)
80.00'
S 14°12'38" E

LOT 12

LOT 10

0' EXTERIOR SIDE SETBACK
N 14°12'38" W

80.00'

2251
CORTINA COURT
THE KNOLLS SUBDIVISION
FILING FIVE

5.5'

8'

S 75°47'22" W

0' REAR SETBACK

65.00'

5'

ACCEPTED
12/28/01
12/28/01
C. J. Wilson

DRIVE OIL
2/4 12/28/01

10' IRRIGATION EASEMENT

12-13-01
JOB NO. 4030.00.40