

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79899



Your Bridge to a Better Community

BLDG ADDRESS 2257 CORTINA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1877
TAX SCHEDULE NO. NEW FILE 2945-011-99-001 SQ. FT. OF EXISTING BLDGS -0-
SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 1877
FILING 5 BLK N/A LOT 12 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER MONUMENT HOMES NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 759 HORIZON DRIVE USE OF EXISTING BUILDINGS NEW Sing. FAMILY
(1) TELEPHONE 234-7700 DESCRIPTION OF WORK & INTENDED USE PATT
(2) APPLICANT MONUMENT HOMES TYPE OF HOME PROPOSED: JUN 25 2001
(2) ADDRESS 759 HORIZON DR. Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) TB
(2) TELEPHONE 234-7700 Other (please specify) _____

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 0'/5' interior side of unattached 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 MAY 15, 2001
Department Approval Ronnie Edwards Date 6/25/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>14071</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/25/01</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

LOT 13

0' FRONT SETBACK
N 75°47'22" E 65.00'

~~5' FOOT OR
NEAR 5' FOOT
SIDE SETBACK~~
SEPARATION
FROM ADJACENT
DRIVE WILL
BE OKAY

2257 CORTINA COURT
THE KNOLLS SUBDIVISION,
FILING 5

0' EXTERIOR SETBACK
S 14°12'38" E 80.00'

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

65.00'
0' REAR SETBACK
S 75°47'22" W

N

LOT 11

Ronnie 6/25/01

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

CENTERLINE OF 30' GRAND VALLEY PROJECT LATERAL EASEMENT

10' IRRIGATION EASEMENT

David OK
Robert
6-25-01