

FEE \$	10.50
TCP \$	400.00
SIF \$	292.00

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

BLDG PERMIT NO. 79901



Your Bridge to a Better Community

BLDG ADDRESS 2267 ~~2274~~ CORTINA COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 2330

TAX SCHEDULE NO. NEW Filing 2945-011-99-001 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2330

FILING 5 BLK N/A LOT #14

(1) OWNER MONUMENT HOMES NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) ADDRESS 759 HORIZON DRIVE NO. OF BUILDINGS ON PARCEL:  
 Before: 0 After: 1 this Construction

(1) TELEPHONE 234-7700 USE OF EXISTING BUILDINGS New PATIO Home

(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) PATIO  
 Other (please specify) JUN 25 2001

(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' 20' min. from property line (PL) Permanent Foundation Required: YES X NO       
 or      from center of ROW, whichever is greater

Side 0' 5' interior side of attached from PL, Rear 0 from PL Parking Req'mt 2

Maximum Height 32' 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 April 30, 2001

Department Approval [Signature] 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>14072</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 15

WIDTH?

14' MULTI-PURPOSE EASEMENT  
30' Drive

DRIVE SEPARATION  
TO EAST WILL BE ADEQUATE.

0' FRONT SETBACK  
N 60°15'49" E 65.00'

0' EXTERIOR SIDE SETBACK  
S 29°44'11" E 80.00'

S 29°44'11" E  
UNLESS INTERIOR SIDE SETBACK  
65.00'

2267 CORTINA COURT  
THE KNOLLS SUBDIVISION  
FILING FIVE

Move  
2' back

0' REAR SETBACK  
S 60°15'49" W 65.00'

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.

Ronnie 6/25/01

OK  
Kath Danner  
6-25-01



SCALE: 1" = 20'

CENTERLINE OF 30' GRAND VALLEY PROJECT LATERAL EASEMENT

JOB NO. 4030.00-30