

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 79398



Your Bridge to a Better Community

BLDG ADDRESS 2270 CORTINA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 3295
 TAX SCHEDULE NO. NEW FILE 2945-011-96-000 SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION THE KNOWLS TOTAL SQ. FT. OF EXISTING & PROPOSED 3295
 FILING 5 BLK N/A LOT 2 NO. OF DWELLING UNITS:
 Before: X After: 1 this Construction
 (1) OWNER MONUMENT HOMES NO. OF BUILDINGS ON PARCEL
 Before: X After: 1 this Construction
 (1) ADDRESS 759 HORIZON DRIVE USE OF EXISTING BUILDINGS New Single FAMILY
 (1) TELEPHONE 234-7700 DESCRIPTION OF WORK & INTENDED USE New Construction
 (2) APPLICANT MONUMENT HOMES TYPE OF HOME PROPOSED:
 (2) ADDRESS 759 HORIZON DRIVE Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-7700 Manufactured Home (HUD)
 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 X NO _____
 or _____ from center of ROW, whichever is greater
 Side 0/5' from PL, Rear 0' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions uld envelope
 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 11, 2001
 Department Approval [Signature] Date 4-12-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>13895</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/12/01</u>

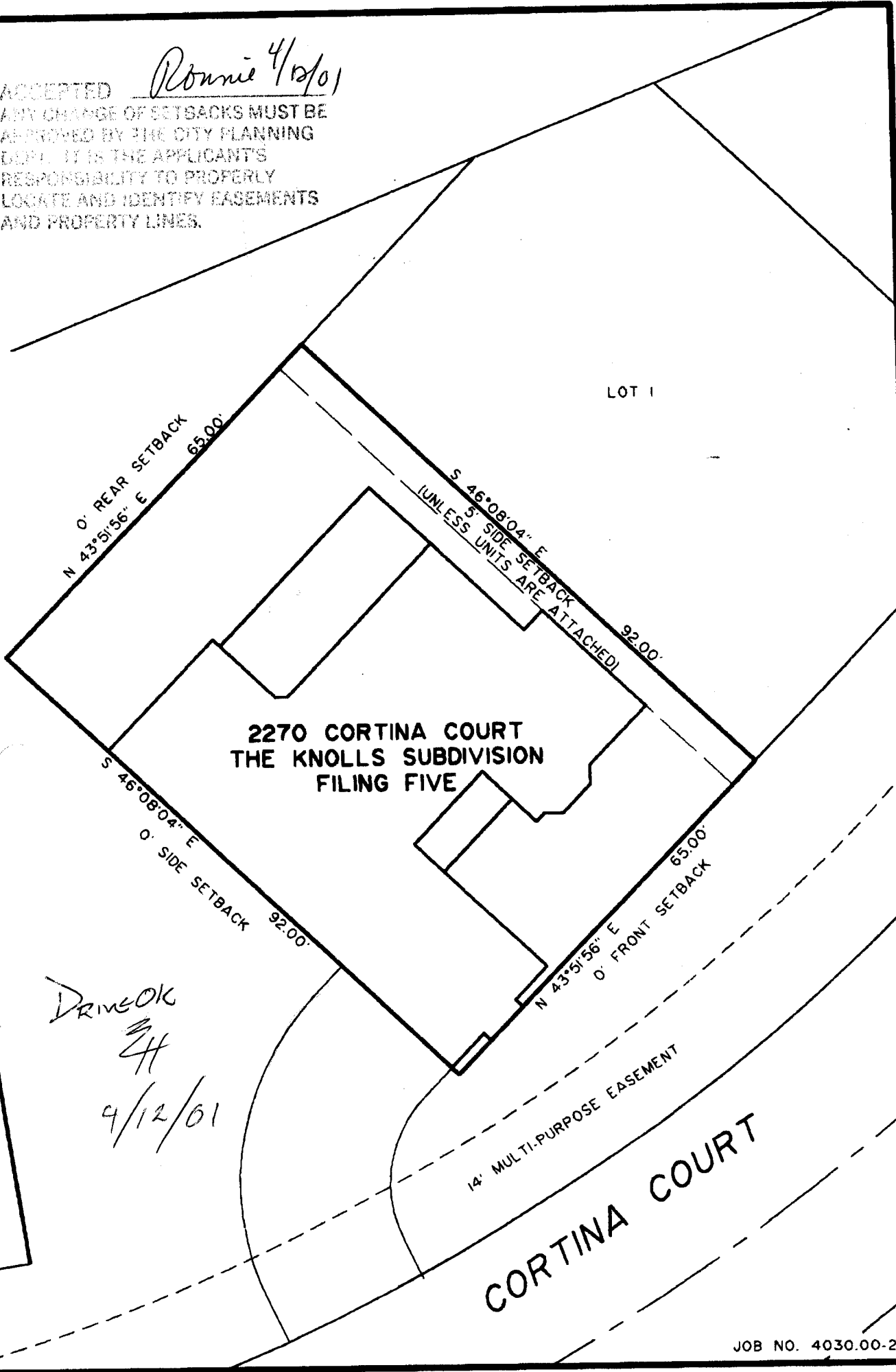
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Ronnie 4/12/01*
 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.

SCALE: 1" = 20'



**2270 CORTINA COURT
 THE KNOLLS SUBDIVISION
 FILING FIVE**

*DRIVE OK
 4/12/01*