

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

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

BLDG PERMIT NO. 81336



Your Bridge to a Better Community

BLDG ADDRESS 2276 CORTINA CT, SQ. FT. OF PROPOSED BLDGS/ADDITION 2344 ✓

TAX SCHEDULE NO. 2945-011-50-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2344 ✓

FILING 5 BLK N/A LOT 1 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 Single Family

(1) TELEPHONE 234-7700 DESCRIPTION OF WORK & INTENDED USE " "

(2) APPLICANT MONUMENT HOMES TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS 759 HORIZON DRIVE Manufactured Home (HUD)

(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 5' from PL, Rear 0' from PL Parking Req'mt 2

Maximum Height _____ 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 August 30, 2001

Department Approval [Signature] Date 9/10/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>14245</u>
Utility Accounting <u>[Signature]</u>		Date <u>9/10/01</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)

N



9-10-01
Daylene Henderson

SCALE: 1" = 20'

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.

29.23'
N 68°06'13" E
20.73'

N 43°51'56" E
38.35'

0' REAR SETBACK

0' EXTERIOR SIDE SETBACK
S 46°08'04" E

2276 CORTINA COURT
THE KNOLLS SUBDIVISION
FILING 5

5' INTERIOR SIDE SETBACK
UNLESS UNITS ARE ATTACHED
S 46°08'04" E
92.00'

11.49'
65.00'
SETBACK
+ 25'
?

N 43°51'56" E
0' FRONT SETBACK

LOT 2