

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 82044



Your Bridge to a Better Community

BLDG ADDRESS 2305 FAIRWOOD PL SQ. FT. OF PROPOSED BLDGS/ADDITION 2300

TAX SCHEDULE NO. 2945-014-52-004 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED 2300

FILING 4 BLK 3 LOT 4

(1) OWNER Monument Homes NO. OF DWELLING UNITS:  
 Before: 2 After: 1 this Construction

(1) ADDRESS 759 HORIZON DRIVE NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 1 this Construction

(1) TELEPHONE 234-7700 USE OF EXISTING BUILDINGS New Single Family

(2) APPLICANT Monument Homes DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(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 \_\_\_\_\_ Maximum coverage of lot by structures 3590

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' 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 10/22/01

Department Approval [Signature] Date 10/26/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14340</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/26/01</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)

S 49°49'11" E  
8.36'

FAIRWOOD PLACE

*10/26/01*  
*DRIVE OK*

N 89°58'38" E  
23.56'

103.15'

14' MULTI-PURPOSE EASEMENT

*WIDTH ?*

20' FRONT SETBACK

36" MAN GATE

33.32'

2305 FAIRWOOD PLACE  
THE KNOLLS SUBDIVISION,  
FILING E4

10' SIDE SETBACK

10' SIDE SETBACK

10' IRRIGATION EASEMENT

10' IRRIGATION EASEMENT

20' REAR SETBACK

10' IRRIGATION EASEMENT

10' IRRIGATION EASEMENT

S 04°17'21" E

157.59'



SCALE: 1" = 20'

25'

27.47'

35.12'

17.03'

S 00°01'22" E

113.12'

N 89°58'38" E

ACCEPTED *C. J. ...*  
ANY CHANGE OF SETBACKS MUST BE *10/26/01*  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES