

FEE \$	10
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 78820



Your Bridge to a Better Community

BLDG ADDRESS 2151 FERNWOOD CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2080

TAX SCHEDULE NO. 2945-001-97-006 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2080

FILING 3 BLK 3 LOT 5 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER OP DEVELOPMENT LLC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 3695 RIDGE DRIVE USE OF EXISTING BUILDINGS New Single Family

(1) TELEPHONE 241-2373 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT MONUMENT HOMES TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) ADDRESS 759 HORIZON DRIVE

(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 PR2.1 Maximum coverage of lot by structures 35% bldg envelopes

SETBACKS: Front 0' from property line (PL) Permanent Foundation Required: YES 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 Per Bldg envelope attached

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 February 19, 2001

Department Approval [Signature] Date 2-28-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13772</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/28/01</u>

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

TRACT B

LOT 6

2151 FERNWOOD COURT

N



SCALE: 1" = 20'

ACCEPTED

DRJ 2-28-01

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.

LOT 4

0' REAR SETBACK
N 59°47'00" E 55.00'

S 30°13'00" E

0' EXTERIOR SIDE SETBACK
75.00'

0' FRONT SETBACK
S 59°47'00" W

S 30°13'00" E
5' INTERIOR SIDE SETBACK
(UNLESS UNITS ARE ATTACHED)
75.00'

14' MULTI-PURPOSE EASEMENT
22 FT

*DRIVE ON
DRJ
2/26/01*

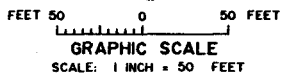
FERNWOOD COURT

LEGEND

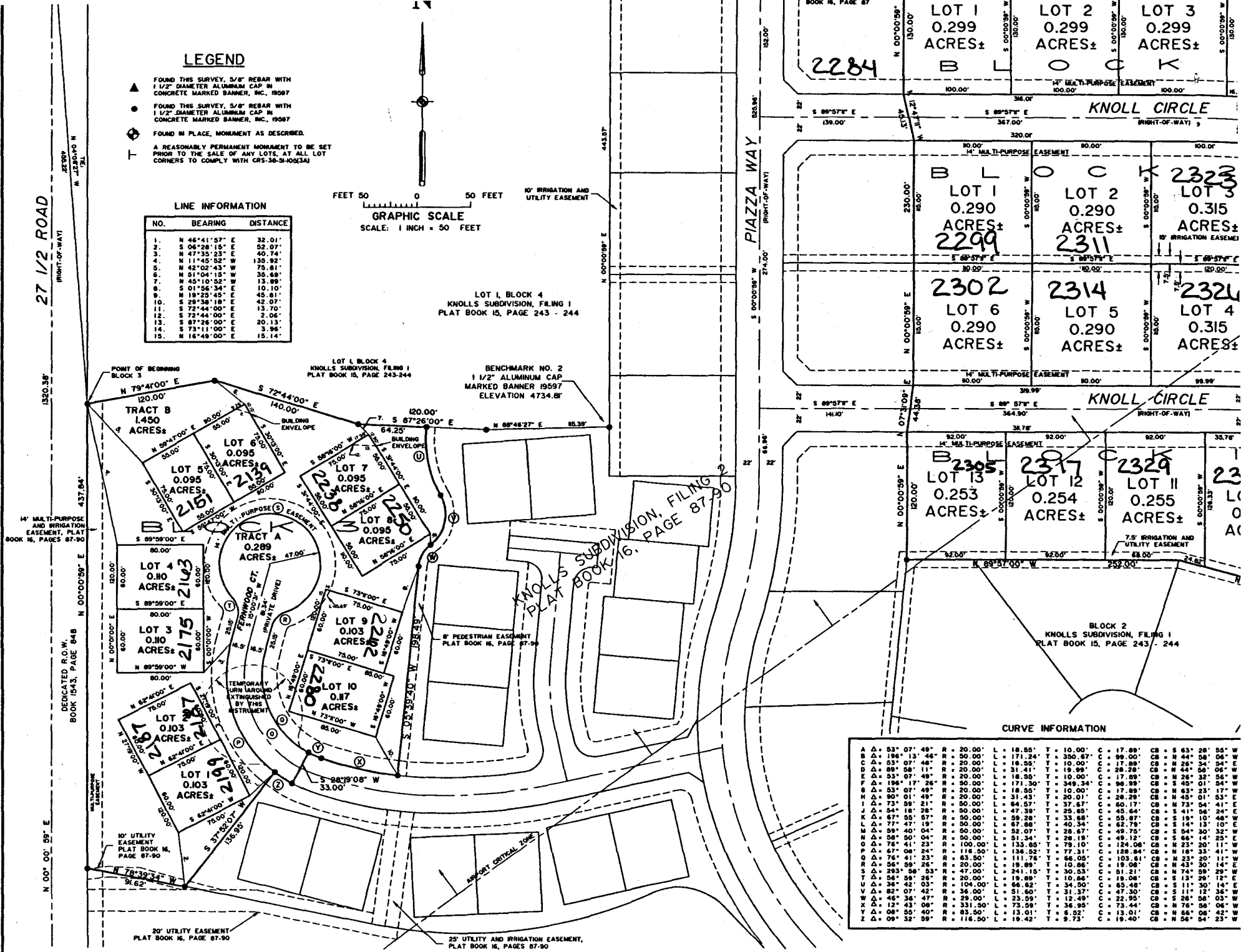
- ▲ FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 1997
- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP IN CONCRETE MARKED BANNER, INC., 1997
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- ⊥ A REASONABLY PERMANENT MONUMENT TO BE SET PRIOR TO THE SALE OF ANY LOTS, AT ALL LOT CORNERS TO COMPLY WITH CRS-38-38-10(3A)

LINE INFORMATION

NO.	BEARING	DISTANCE
1.	N 46°41'57" E	32.01'
2.	S 06°28'15" E	52.07'
3.	N 47°35'23" E	40.74'
4.	N 71°45'52" W	135.92'
5.	N 42°00'43" W	75.81'
6.	N 51°04'15" W	35.69'
7.	N 45°10'32" W	13.89'
8.	S 01°56'34" E	10.10'
9.	N 19°25'45" E	45.81'
10.	S 29°38'18" E	42.07'
11.	S 72°44'00" E	13.70'
12.	S 72°44'00" E	2.06'
13.	S 87°26'00" E	20.13'
14.	S 73°11'00" E	3.96'
15.	N 16°49'00" E	15.14'

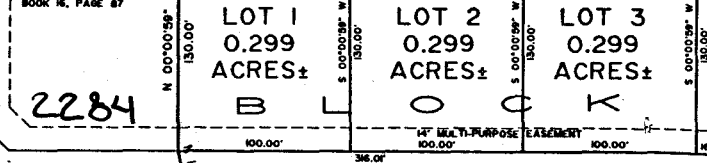


LOT 1, BLOCK 4
KNOLLS SUBDIVISION, FILING 1
PLAT BOOK 15, PAGE 243 - 244



27 1/2 ROAD
RIGHT-OF-WAY

PIAZZA WAY
RIGHT-OF-WAY



CURVE INFORMATION

A	Δ	93° 07' 49"	R	20.00'	L	18.55'	T	10.00'	C	17.89'	CB	5 63° 28' 50" W
B	Δ	196° 13' 46"	R	50.00'	L	171.24'	T	350.67'	C	98.00'	CB	5 08° 06' 54" E
C	Δ	53° 07' 48"	R	20.00'	L	18.55'	T	10.00'	C	17.89'	CB	5 26° 34' 54" E
D	Δ	89° 58' 11"	R	20.00'	L	31.41'	T	19.98'	C	28.28'	CB	5 44° 58' 06" W
E	Δ	53° 07' 49"	R	20.00'	L	18.55'	T	10.00'	C	17.89'	CB	5 26° 34' 25" W
F	Δ	196° 17' 26"	R	50.00'	L	171.30'	T	349.34'	C	98.39'	CB	5 45° 01' 54" W
G	Δ	53° 07' 49"	R	20.00'	L	18.55'	T	10.00'	C	17.89'	CB	5 63° 23' 17" W
H	Δ	96° 01' 49"	R	20.00'	L	31.43'	T	20.01'	C	28.29'	CB	5 19° 10' 48" W
I	Δ	73° 59' 21"	R	50.00'	L	84.57'	T	37.67'	C	60.17'	CB	5 73° 54' 41" E
J	Δ	54° 18' 28"	R	50.00'	L	47.39'	T	25.65'	C	45.64'	CB	5 41° 58' 24" E
K	Δ	67° 55' 57"	R	50.00'	L	59.28'	T	33.68'	C	58.87'	CB	5 19° 10' 48" W
L	Δ	77° 47' 19"	R	50.00'	L	67.88'	T	40.34'	C	62.79'	CB	5 14° 13' 10" E
M	Δ	59° 40' 04"	R	50.00'	L	52.07'	T	28.67'	C	49.75'	CB	5 54° 30' 32" W
N	Δ	58° 51' 23"	R	50.00'	L	51.34'	T	26.05'	C	45.12'	CB	5 66° 14' 25" E
O	Δ	76° 41' 23"	R	100.00'	L	133.85'	T	79.10'	C	124.08'	CB	5 23° 20' 11" W
P	Δ	67° 08' 24"	R	116.50'	L	136.52'	T	77.31'	C	128.84'	CB	5 19° 33' 41" W
Q	Δ	76° 41' 23"	R	50.00'	L	51.34'	T	26.05'	C	45.12'	CB	5 66° 14' 25" E
R	Δ	56° 59' 26"	R	20.00'	L	19.89'	T	10.86'	C	19.08'	CB	5 43° 30' 14" E
S	Δ	293° 58' 53"	R	47.00'	L	241.15'	T	30.53'	C	01.21'	CB	5 74° 59' 29" W
T	Δ	54° 55' 26"	R	20.00'	L	19.89'	T	10.86'	C	19.08'	CB	5 13° 26' 13" W
U	Δ	38° 42' 03"	R	104.00'	L	66.62'	T	34.50'	C	65.48'	CB	5 11° 30' 14" E
V	Δ	82° 07' 42"	R	36.00'	L	51.60'	T	31.37'	C	47.30'	CB	5 11° 12' 36" W
W	Δ	46° 36' 47"	R	29.00'	L	23.59'	T	12.46'	C	22.35'	CB	5 26° 58' 03" W
X	Δ	12° 43' 08"	R	331.50'	L	73.59'	T	36.95'	C	73.44'	CB	5 76° 58' 06" W
Y	Δ	08° 55' 40"	R	83.50'	L	13.01'	T	6.92'	C	13.01'	CB	5 66° 08' 42" W
Z	Δ	09° 32' 59"	R	116.50'	L	19.42'	T	9.73'	C	19.40'	CB	5 56° 54' 23" W